



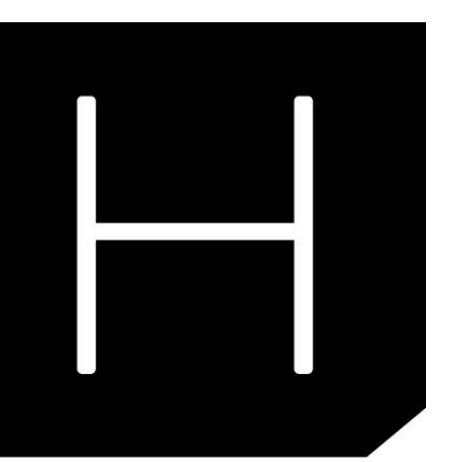
ALESSANDRO BLVD. & HEACOCK ST.

SWC ALESSANDRO BLVD. & HEACOCK ST.
MORENO VALLEY, CA 92553



PATRIOT PARTNERS ALESSANDRO BLVD.
MORENO VALLEY CA

PROJECT
FOURTH PLANNING SUBMITTAL



HERDMAN
ARCHITECTURE + DESIGN

A20-2195
01.11.2023

COVER SHEET

A0	COVER SHEET
A1	SITE PLAN
A1.1	ENLARGED SITE PLANS
A1.2	ENLARGED SITE PLANS
A1.3	GATE & FENCE ELEVATIONS
A2.1	GROUND LEVEL FLOOR PLANS BUILDING 1
A2.2	GROUND LEVEL FLOOR PLANS BUILDING 2
A4.1	EXTERIOR ELEVATIONS BUILDING 1
A4.2	EXTERIOR ELEVATIONS BUILDING 2
A4.3	MATERIAL BOARD
A4.4	RENDERING BUILDING 2
C1	PRELIMINARY GRADING PLAN
C2	TENTATIVE PARCEL MAP
L1	CONCEPTUAL LANDSCAPE PLAN
EFC	SITE PHOTOMETRIC PLAN

A0



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ARCHITECTURE + DESIGN

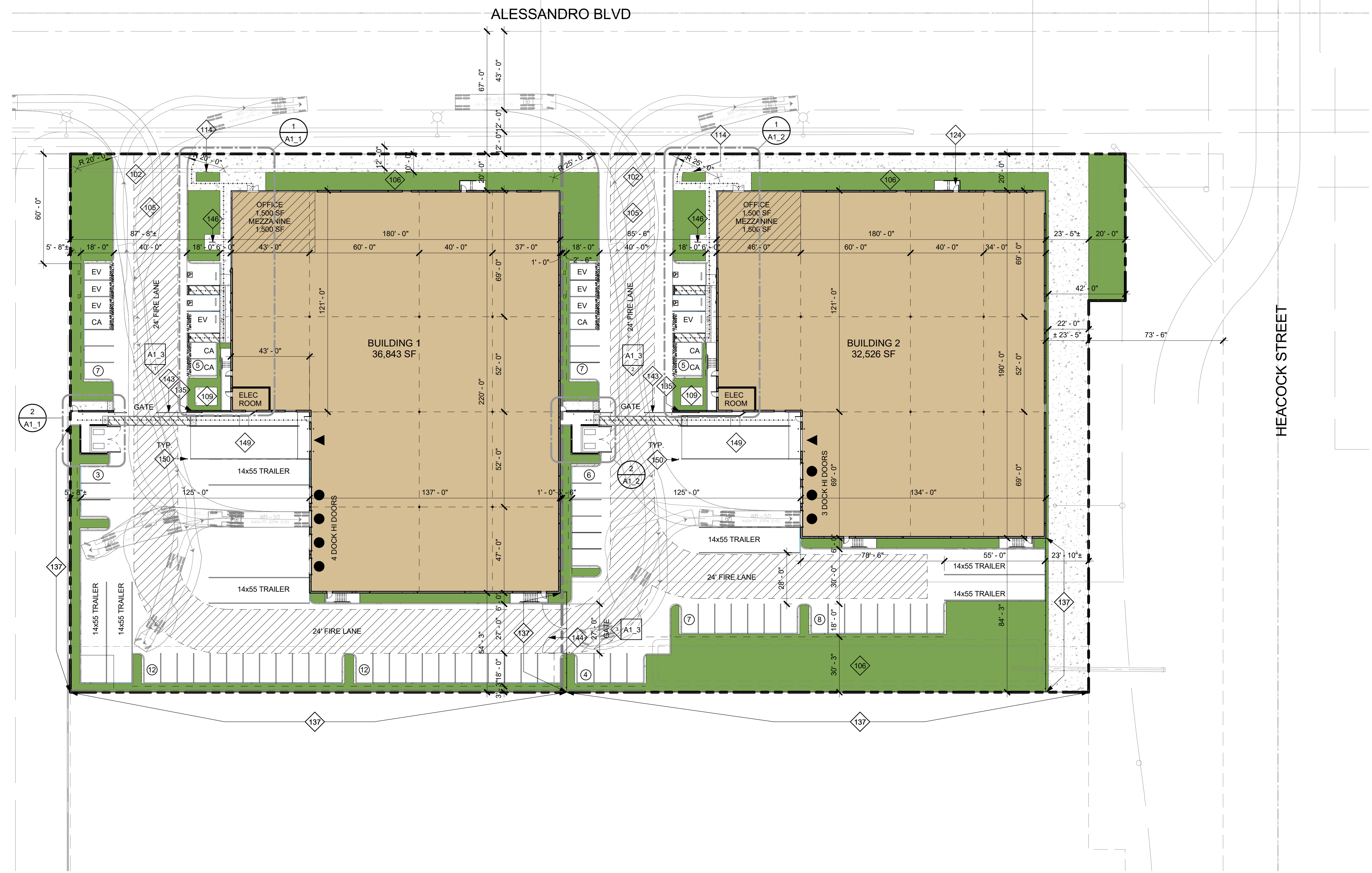
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SITE PLAN

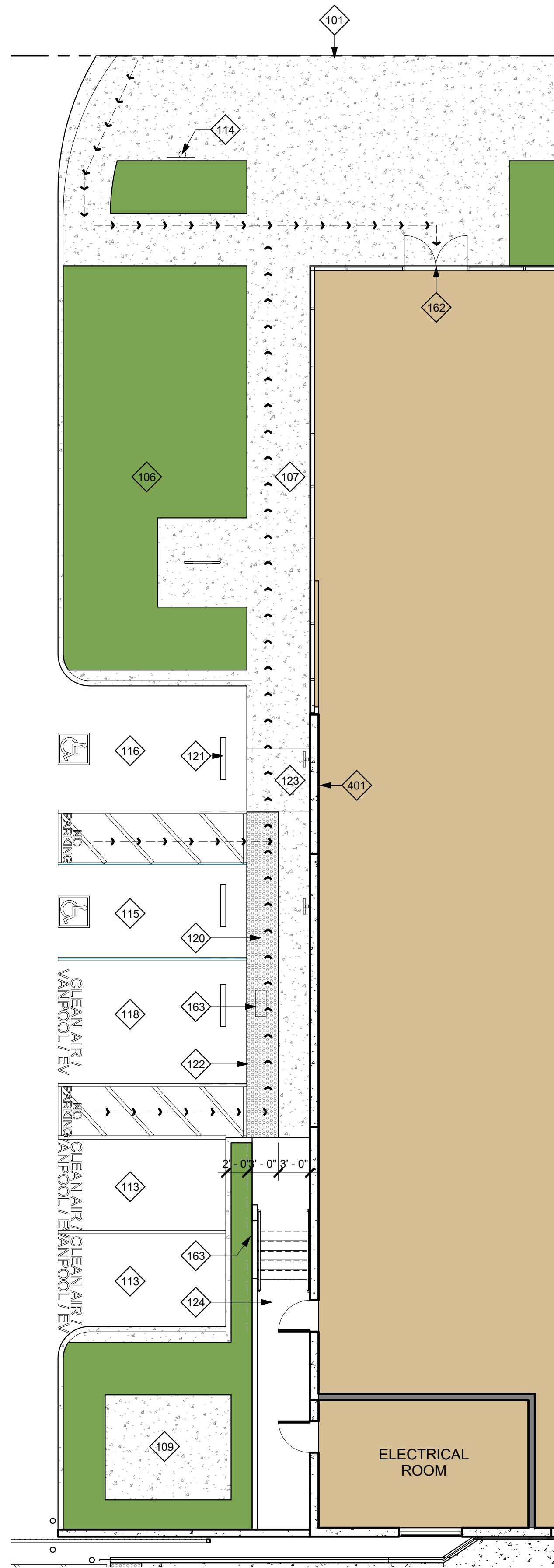


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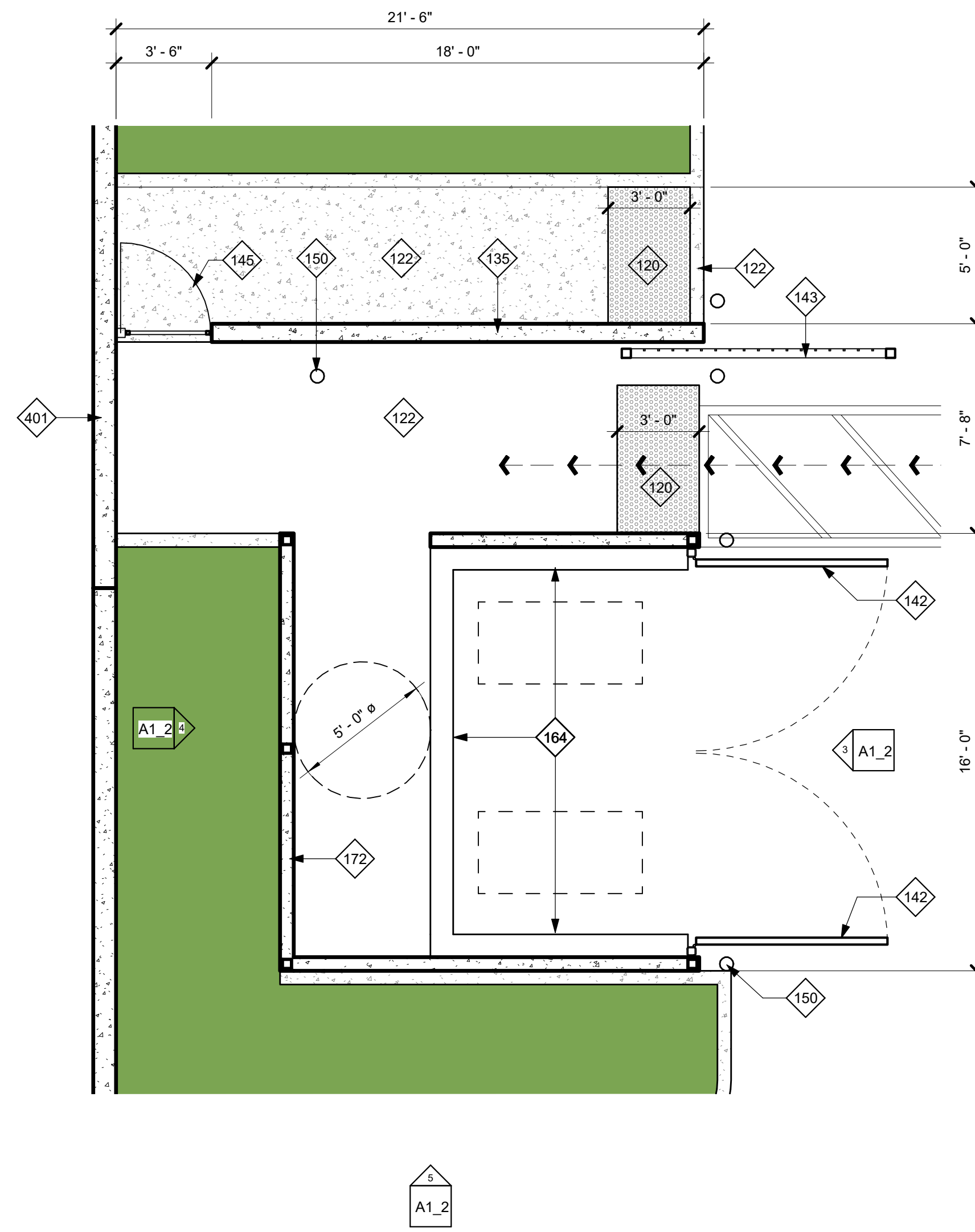
DEVELOPER/OWNER	PATRIOT PARTNERS 12126 W. SUNSET BLVD. LOS ANGELES, CA 90049 CONTACT: KEVIN RICE PHONE: 858.952.4134 EMAIL: KEVIN@PATRIOTDEVELOPMENTPARTNERS.COM	KEYNOTES	102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS. 105 CONCRETE PAVING. 106 @ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS. 109 (N) TRANSFORMER LOCATION. 114 ACCESSIBLE SITE ENTRANCE SIGN. 124 EXTERIOR CONCRETE LANDING. 135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE. 137 TUBE STEEL FENCE. MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. 143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. 144 PAINTED STEEL SWINGING GATE(S). MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. 146 2 POSITION BIKE RACK. 149 CONCRETE TRUCK RAMP W/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE. 150 STEEL PIPE BOLLARD PROTECTION POST.																								
APPLICANT'S REPRESENTATIVE/ARCHITECT	HERDMAN ARCHITECTURE & DESIGN, INC. 100 BAYVIEW CIRCLE SUITE 100 NEWPORT BEACH, CA 92660 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: BRIDGET@HERDMAN-AD.COM																										
SCOPE OF WORK	CONSTRUCT TWO OF NEW ONE STORY MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURE, CONCRETE SCREEN WALLS, AND SLIDING SWING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT																										
LEGAL DESCRIPTION & ZONING	LEGAL DESCRIPTION: SEE SHEET C1 FOR APN ASSESSOR'S PARCEL NO: SEE SHEET C1 FOR APN SPECIFIC PLAN LEGEND: ZONING: BPX (BUSINESS PARK MIX USE)																										
SHEET INDEX	A0 COVER SHEET A1 SITE PLAN A1.1 ENLARGED SITE PLANS A1.2 ENLARGED SITE PLANS A1.3 GATE & FENCE ELEVATIONS A2.1 GROUND LEVEL FLOOR PLANS BUILDING 1 A2.2 GROUND LEVEL FLOOR PLANS BUILDING 2 A4.1 EXTERIOR ELEVATIONS BUILDING 1 A4.2 EXTERIOR ELEVATIONS BUILDING 2 C1 PRELIMINARY GRADING PLAN C2 TENTATIVE PARCEL MAP L1 CONCEPTUAL LANDSCAPE PLAN EFC SITE PHOTOMETRIC PLAN																										
SITE LEGEND	[Green Box] LANDSCAPE AREA [Grey Box] CONCRETE PAVING [Dark Grey Box] ASPHALT PAVING [Cross-hatched Box] DECORATIVE CONCRETE [Circle with H] FIRE HYDRANT [Circle with 6] STREET LIGHT [Dashed Line] PATH OF TRAVEL [Dotted Line] PROPERTY LINE [Circle with 1] DOCK HIGH DOOR [Triangle with 1] DRIVE THRU. DOOR [Square with 1] STANDARD PARKING STALL PER CITY REQUIREMENTS *PARKING SPACES SHALL BE CLEARLY OUTLINED WITH WHITE DOUBLE LINES ON THE SURFACE OF THE PARKING FACILITY (THREE-INCH LINE - SIX INCH SPACE - THREE-INCH LINE) FOR A TOTAL OF TWELVE (12) INCHES OR AS OTHERWISE SPECIFIED BY THE BUILDING OFFICIAL.																										
SITE PLAN GENERAL NOTES	1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. 2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS. 3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH. 4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION. 5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY. 6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5% CROSS SLOPES b) DO NOT EXCEED 2% c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11A02.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN. 7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N. 8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 21A1.1 9. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/A1.1 10. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN. 11. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/A01.1																										
PROJECT INFORMATION	<table border="1"> <tr> <td>PROJECT INFORMATION ENT</td> <td>06.24.2023</td> </tr> <tr> <td>GROSS SITE AREA</td> <td>165,402 SF 3.80 AC</td> </tr> <tr> <td>TOTAL BUILDING AREA</td> <td>69,369 SF</td> </tr> <tr> <td>NET FAR</td> <td>41.9%</td> </tr> <tr> <td>MAX FAR</td> <td>100%</td> </tr> <tr> <td>ZONING</td> <td>BPX (BUSINESS PARK MIX USE)</td> </tr> <tr> <td>STREET SETBACK</td> <td>20'</td> </tr> <tr> <td>INTERIOR SIDE/REAR</td> <td>3'</td> </tr> <tr> <td>MAX BUILDING HEIGHT</td> <td>70'</td> </tr> <tr> <td>CONSTRUCTION TYPE</td> <td>III-B</td> </tr> <tr> <td>LANDSCAPE REQUIRED</td> <td>10% 16,540 SF</td> </tr> <tr> <td>LANDSCAPE PROVIDED</td> <td>13.8% 22,880 SF</td> </tr> </table>	PROJECT INFORMATION ENT	06.24.2023	GROSS SITE AREA	165,402 SF 3.80 AC	TOTAL BUILDING AREA	69,369 SF	NET FAR	41.9%	MAX FAR	100%	ZONING	BPX (BUSINESS PARK MIX USE)	STREET SETBACK	20'	INTERIOR SIDE/REAR	3'	MAX BUILDING HEIGHT	70'	CONSTRUCTION TYPE	III-B	LANDSCAPE REQUIRED	10% 16,540 SF	LANDSCAPE PROVIDED	13.8% 22,880 SF		
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PARKING REQUIRED	39 WAREHOUSE @ 1/1,000 <20K SF 20 WAREHOUSE @ 1/2,000 >20K SF 7 OFFICE @ 1/250 12																										
PARKING PROVIDED	39 STANDARD 30 VAN ADA 1 STND ADA 1 EV VAN ADA 1 EV STND ADA 0 EVC 3 CLEAN AIR 3 BIKE PARKING 5% REQUIRED 1 RACK (2 BIKES)																										
BUILDING 2	<table border="1"> <tr> <td>BUILDING AREA</td> <td>32,526 SF</td> </tr> <tr> <td>FOOTPRINT</td> <td>31,026 SF</td> </tr> <tr> <td>WAREHOUSE</td> <td>29,526 SF</td> </tr> <tr> <td>OFFICE</td> <td>1,500 SF</td> </tr> <tr> <td>MEZZANINE</td> <td>1,500 SF</td> </tr> <tr> <td>OFFICE</td> <td>1,500 SF</td> </tr> </table>	BUILDING AREA	32,526 SF	FOOTPRINT	31,026 SF	WAREHOUSE	29,526 SF	OFFICE	1,500 SF	MEZZANINE	1,500 SF	OFFICE	1,500 SF														
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VICINITY MAP																											



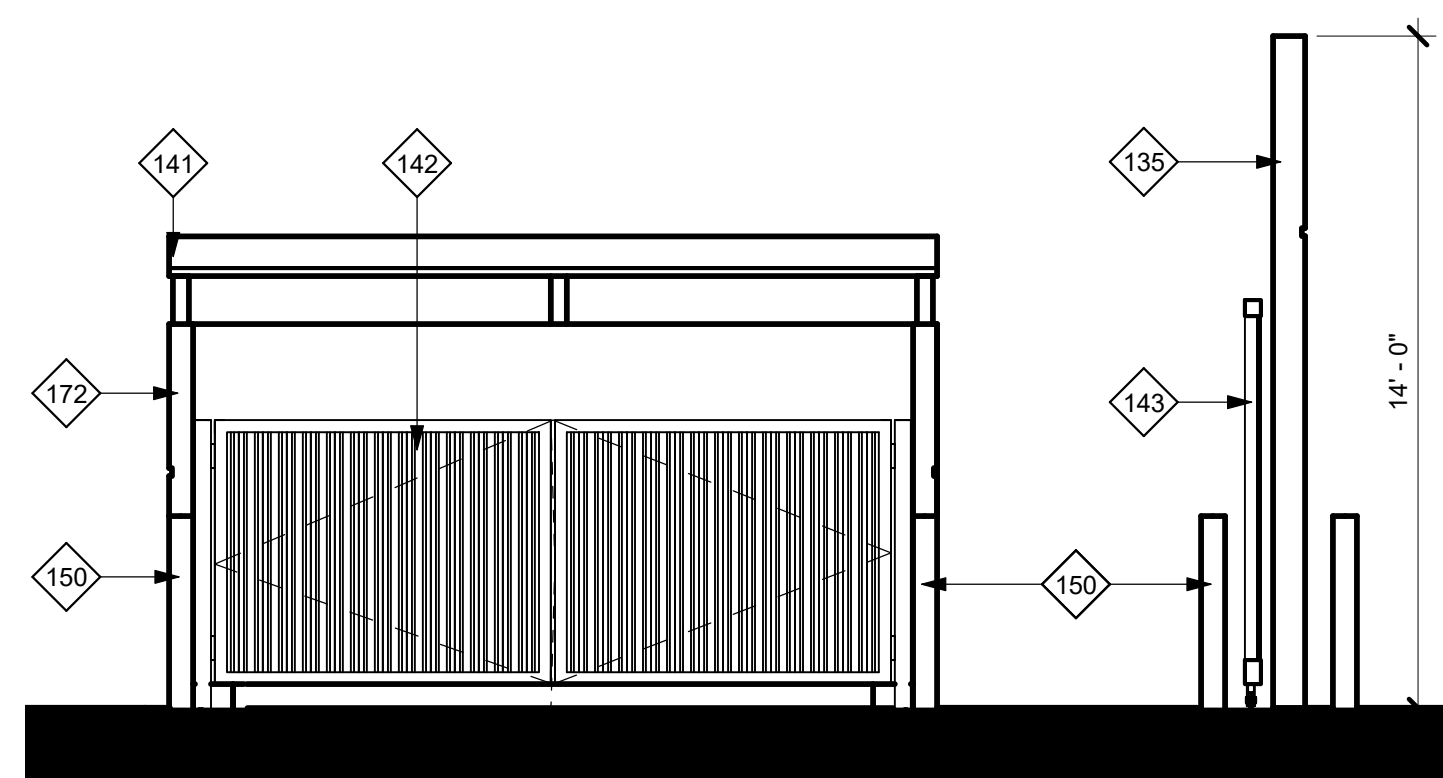
1 PROPOSED SITE PLAN
1" = 30'-0"



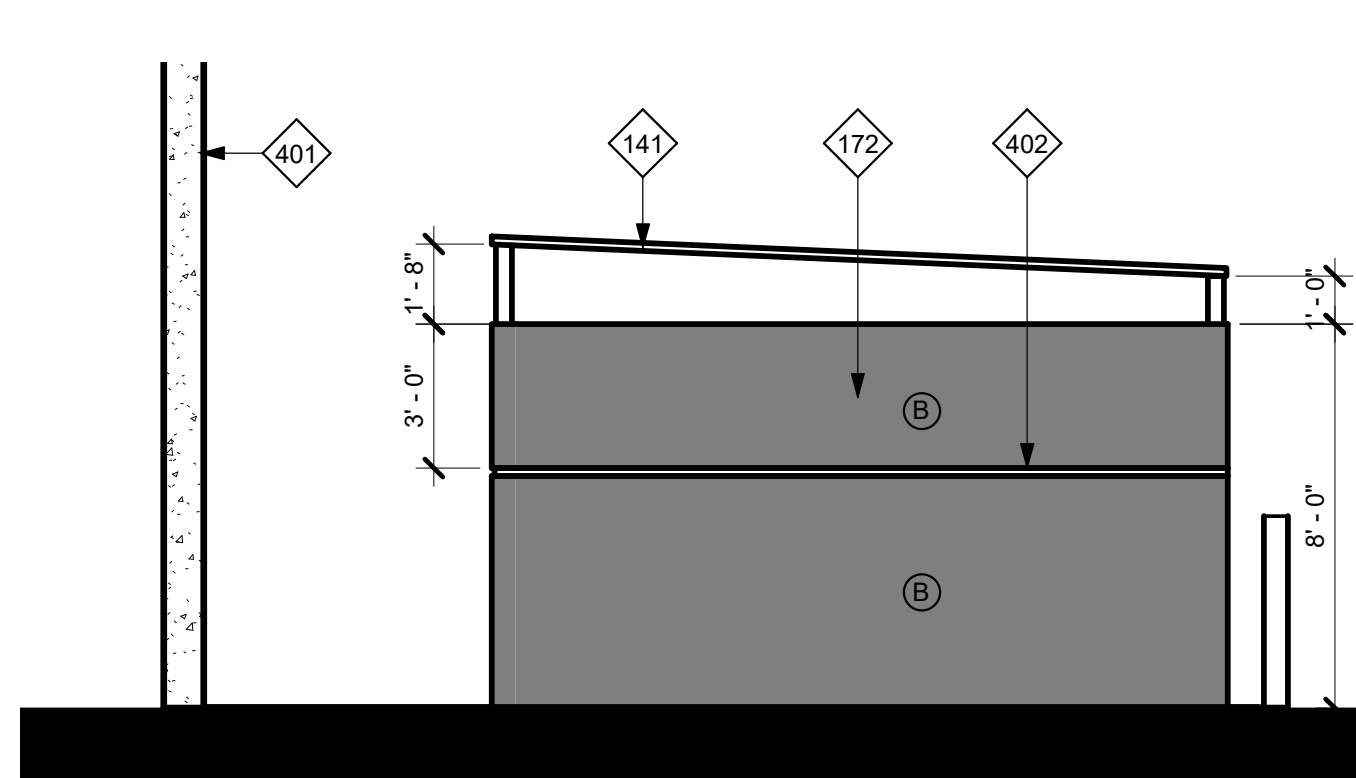
1 ENLARGED SITE PLAN BUILDING 2
1/8" = 1'-0"



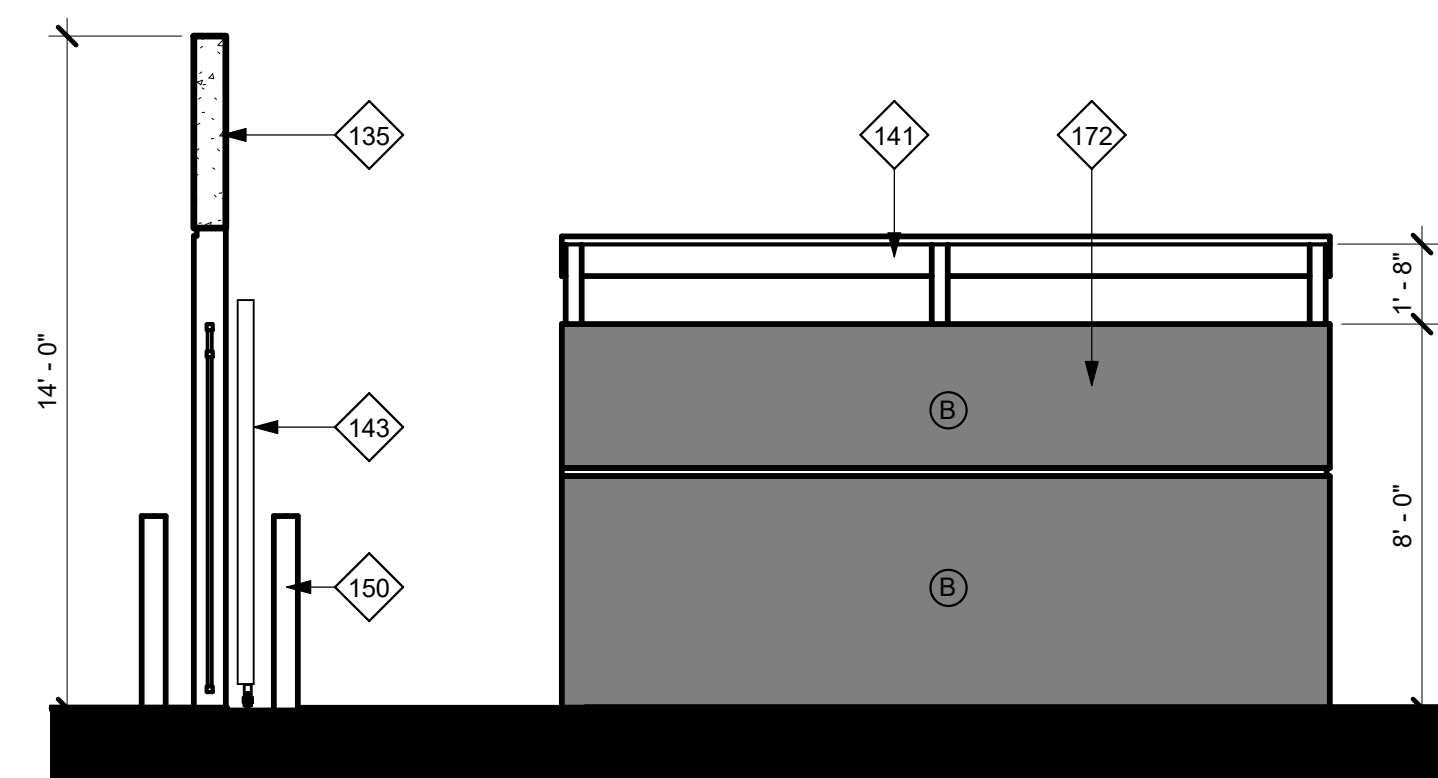
2 ENLARGED TRASH ENCLOSURE PLAN BUILDING 2
1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION FRONT BUILDING 2
1/4" = 1'-0"



5 TRASH ENCLOSURE ELEVATION SIDE BUILDING 2
1/4" = 1'-0"



4 TRASH ENCLOSURE ELEVATION REAR BUILDING 2
1/4" = 1'-0"

KEYNOTES	
101	PROPERTY LINE.
106	@ SHADING, PROPOSED LANDSCAPED AREA. SEE LANDSCAPING PLANS.
107	(N) SIDEWALK.
109	(N) TRANSFORMER LOCATION.
113	FUTURE EV CHARGING ONLY PARKING STALL. MATCH STANDARD STALL DEPTH. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
114	ACCESSIBLE SITE ENTRANCE SIGN.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE X DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE X DEPTH OF STANDARD STALL.
118	FUTURE VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL. 12'-0" WIDE X DEPTH OF STANDARD STALL. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
121	PRECAST CONCRETE WHEEL STOP.
122	ZERO CURB FACE.
123	CURB RAMP: 8.33% MAX SLOPE W/ 2% MAX CROSS SLOPE.
124	EXTERIOR CONCRETE LANDING.
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
141	PAINTED STEEL ROOF COVERING. HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
142	PAINTED STEEL TRASH ENCLOSURE GATES. ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP W/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP W/ SCREEN WALL HEIGHT. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
150	STEEL PIPE BOLLARD PROTECTION POST.
162	ACCESSIBLE BUILDING ENTRANCE.
163	FUTURE EVCS CHARGING EQUIPMENT.
164	6" x 8" CONCRETE CURB.
172	CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
402	WALL REVEAL.

SITE LEGEND	
	LANDSCAPE AREA
	CONCRETE PAVING
	ASPHALT PAVING
	DECORATIVE CONCRETE
	FIRE HYDRANT
	STREET LIGHT
	PATH OF TRAVEL
	PROPERTY LINE
	DOCK HIGH DOOR
	DRIVE THRU. DOOR
	STANDARD PARKING STALL PER CITY REQUIREMENTS

*PARKING SPACES SHALL BE CLEARLY OUTLINED WITH WHITE DOUBLE LINES ON THE SURFACE OF THE PARKING FACILITY (THREE-INCH LINE - SIX INCH SPACE - THREE-INCH LINE) FOR A TOTAL OF TWELVE (12) INCHES OR OTHERWISE SPECIFIED BY THE BUILDING OFFICIAL.

EXTERIOR COLOR SCHEDULE	
	(A) EXTERIOR PAINT COLOR: SW 7004 SNOWBOUND
	(B) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	(C) EXTERIOR MURAL TBD; SPECIAL COATING MAY BE REQUIRED.
	(D) ACM PANEL COLOR: BLACK ANODIZED ALUMINUM
	(E) EXTERIOR STOREFRONT FRAMING COLOR: BLACK ANODIZED ALUMINUM
	(F) EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: VISTACOOL PACIFICA.
	(G) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS
	(H) EXTERIOR PAINT COLOR: SW 7039 VIRTUAL TAUPE

- NOTES:**
1. PAINT MAIN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOULTS & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
 2. U.O.N. EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
 3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
 4. PAINT EXTERIOR WALLS W/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
 5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CALKED PER DETAIL 1/AD.1.
 6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE ADJACENT WALL.
 7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

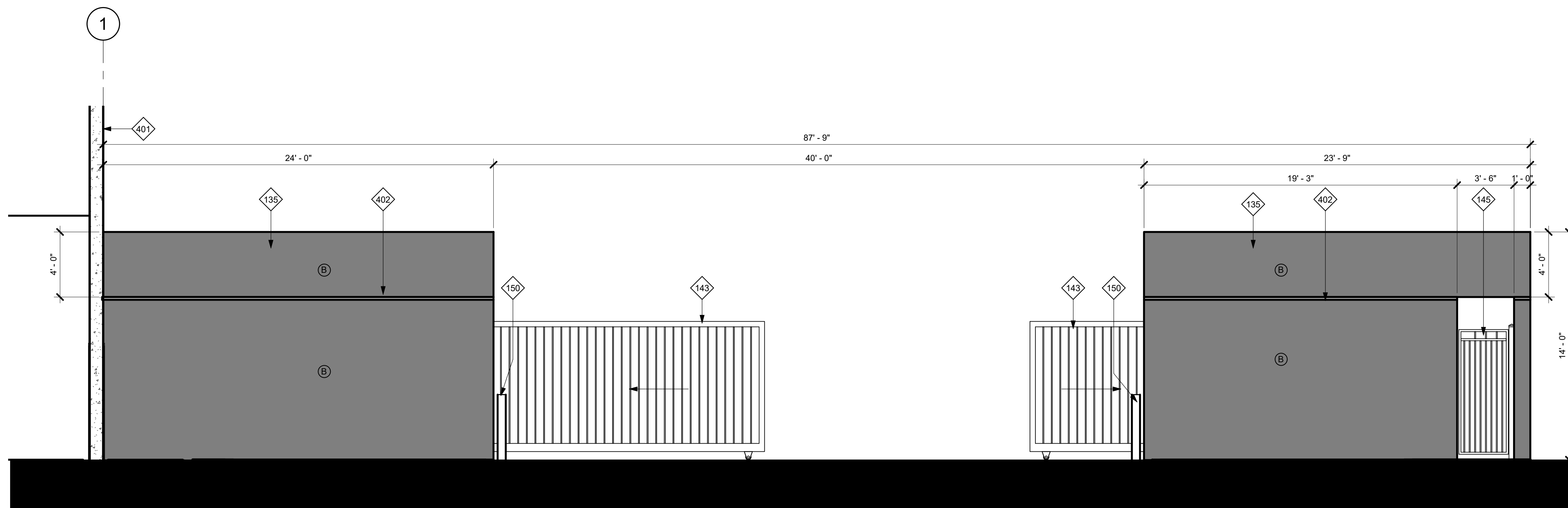


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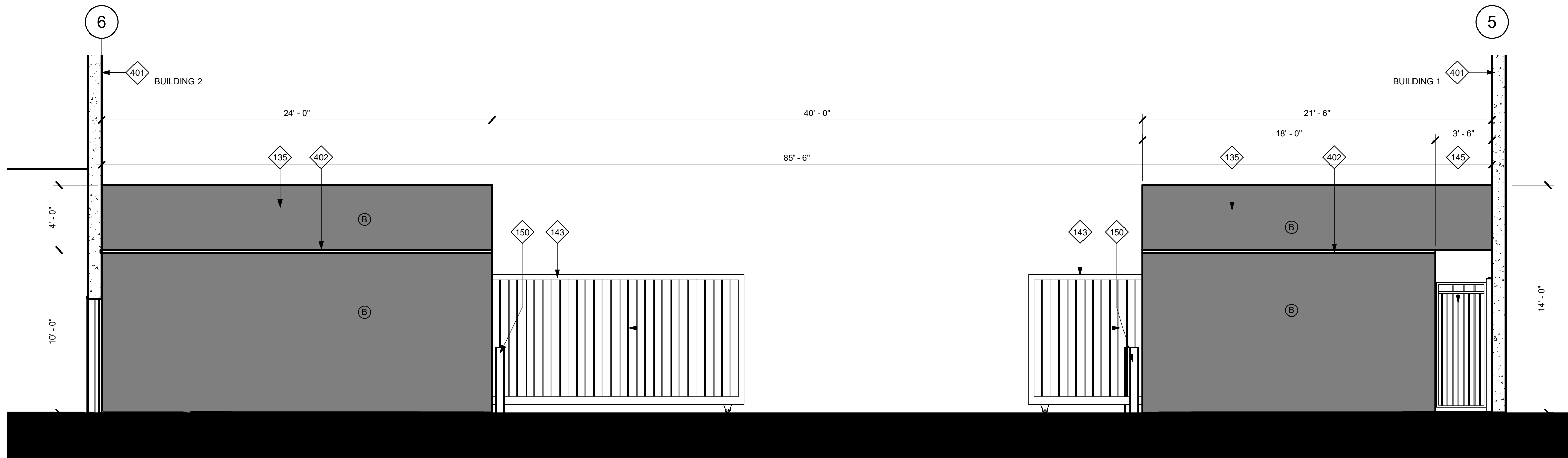
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ENLARGED
SITE PLANS

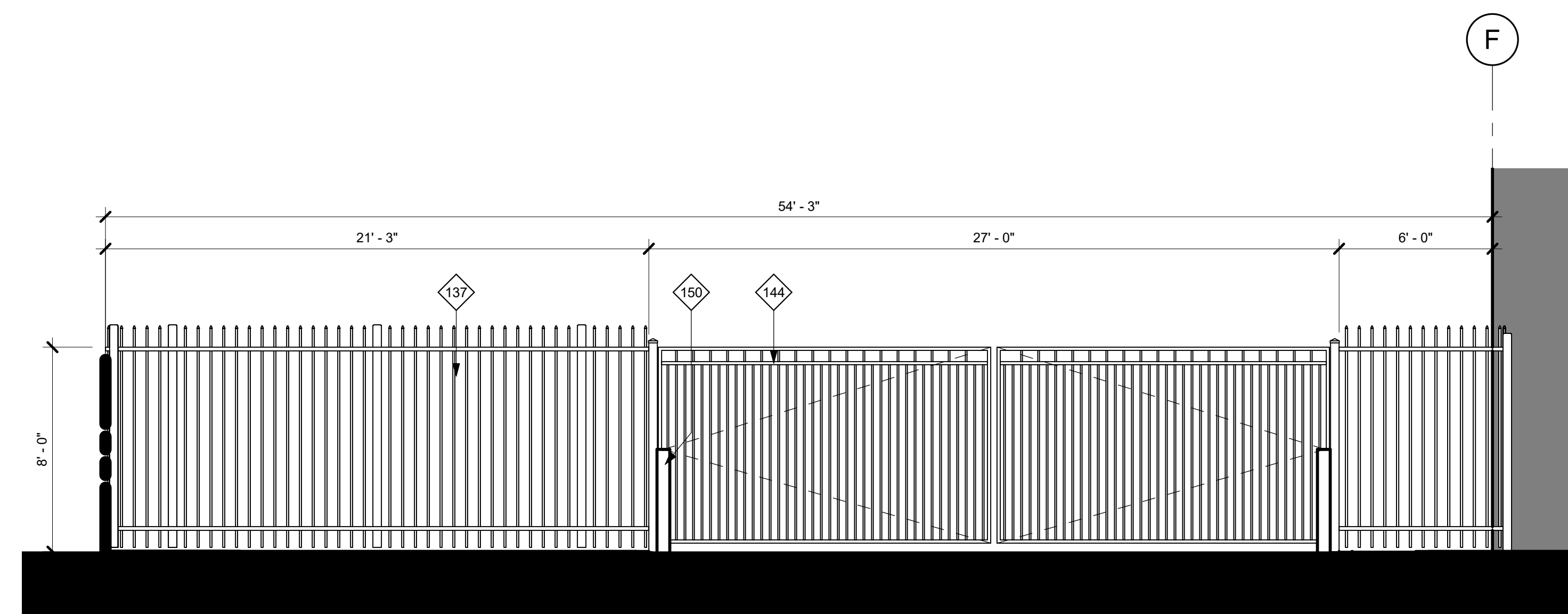
A1_2



1 GATE ELEVATION BUILDING 1
1/4" = 1'-0"



2 GATE ELEVATION BUILDING 2
1/4" = 1'-0"



3 SWING GATE ELEVATION BUILDING 1
1/4" = 1'-0"

KEYNOTES

- 135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
- 137 TUBE STEEL FENCE. MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE.
- 143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
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- 402 WALL REVEAL.

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT
COLOR: SW 7004 SNOWBOUND
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- (H) EXTERIOR PAINT
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NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR. U.O.N.
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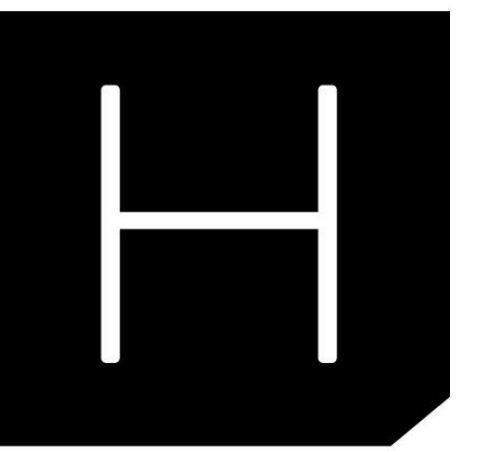
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6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11/AD 2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED, BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/AD1.1



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GATE & FENCE
ELEVATIONS



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GROUND
LEVEL FLOOR
PLANS
BUILDING 1

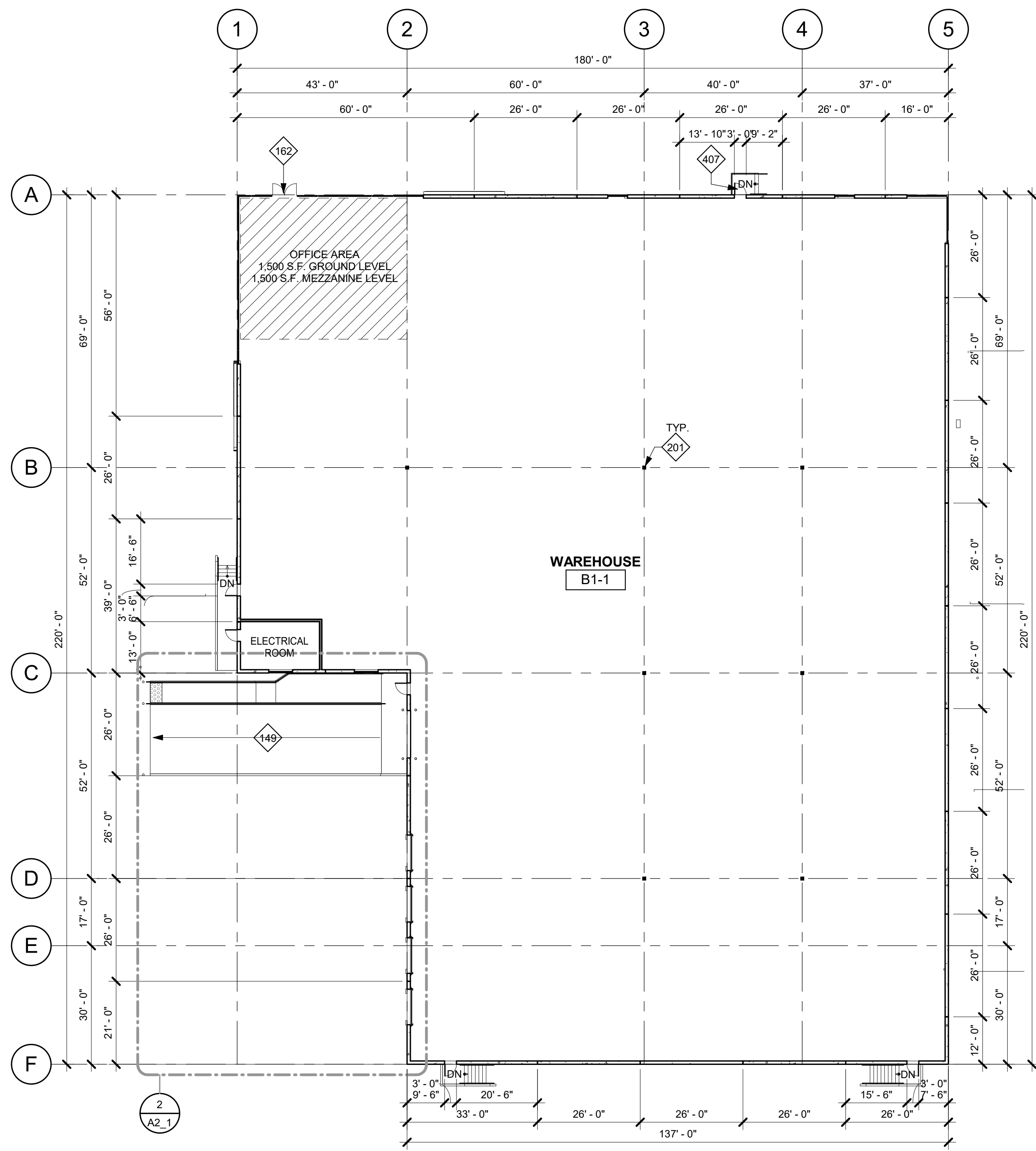
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KEYNOTES	
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT X ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT X' ABOVE HIGHEST ADJACENT FINISHED GRADE. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
162	ACCESSIBLE BUILDING ENTRANCE.
201	STRUCTURAL BUILDING COLUMN.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.

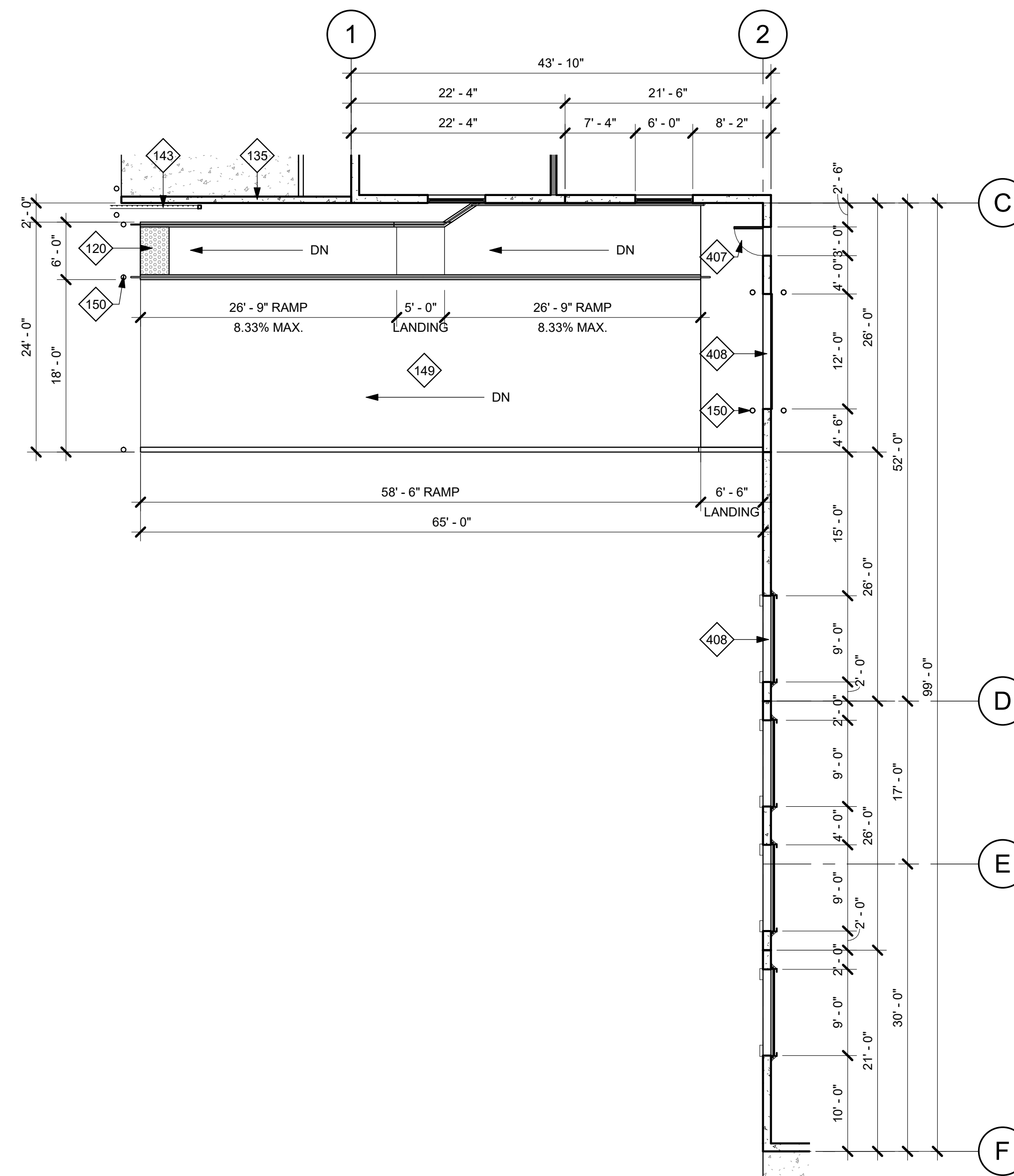
FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
	STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
	METAL STUD NON-BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	STRUCTURAL BUILDING COLUMNS
	PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 4" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A1.0
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE.
	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE.
	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE.
	WALL TAG

FLOOR SLAB GENERAL NOTES	
1.	THE FLOOR SLAB THICKNESS TO BE "X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2.	THE FLOOR SLAB TO BE CLASS V PER ACI 302-3R-04 TABLE 21.
3.	THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT THE FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4.	SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1 (CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION).
5.	BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
6.	TRENCH SOIL COMPACTION TO BE 90% MIN.
7.	SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
8.	THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
9.	ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
10.	SEE 6/AD2.1 FOR SLAB PATCHING DETAIL.
11.	PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
12.	ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =
13.	ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
14.	CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

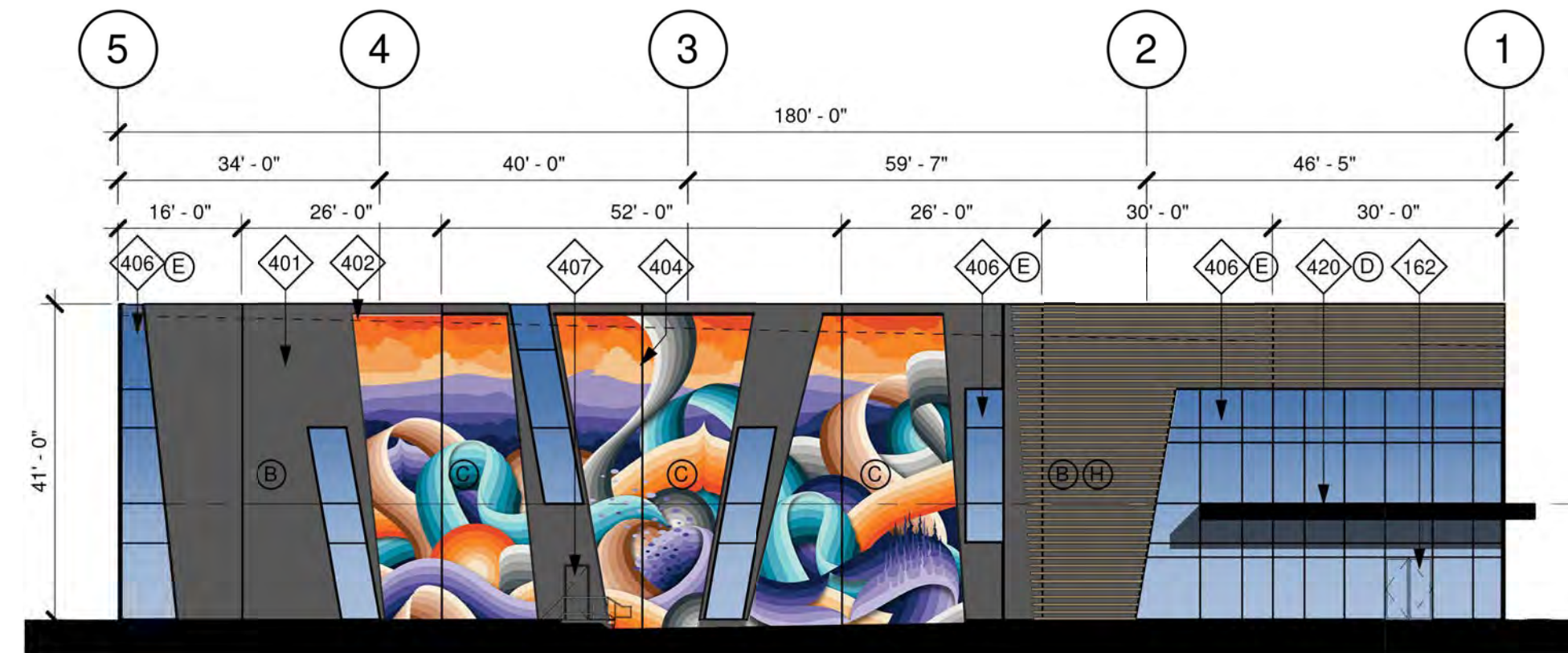
FLOOR PLAN GENERAL NOTES	
1.	WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3.	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4
4.	U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5.	PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6.	SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7.	PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8.	FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS. SEE 11/A0.2.1.
9.	NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES, PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10.	U.O.N @ INTERIOR PARTITIONS. FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.



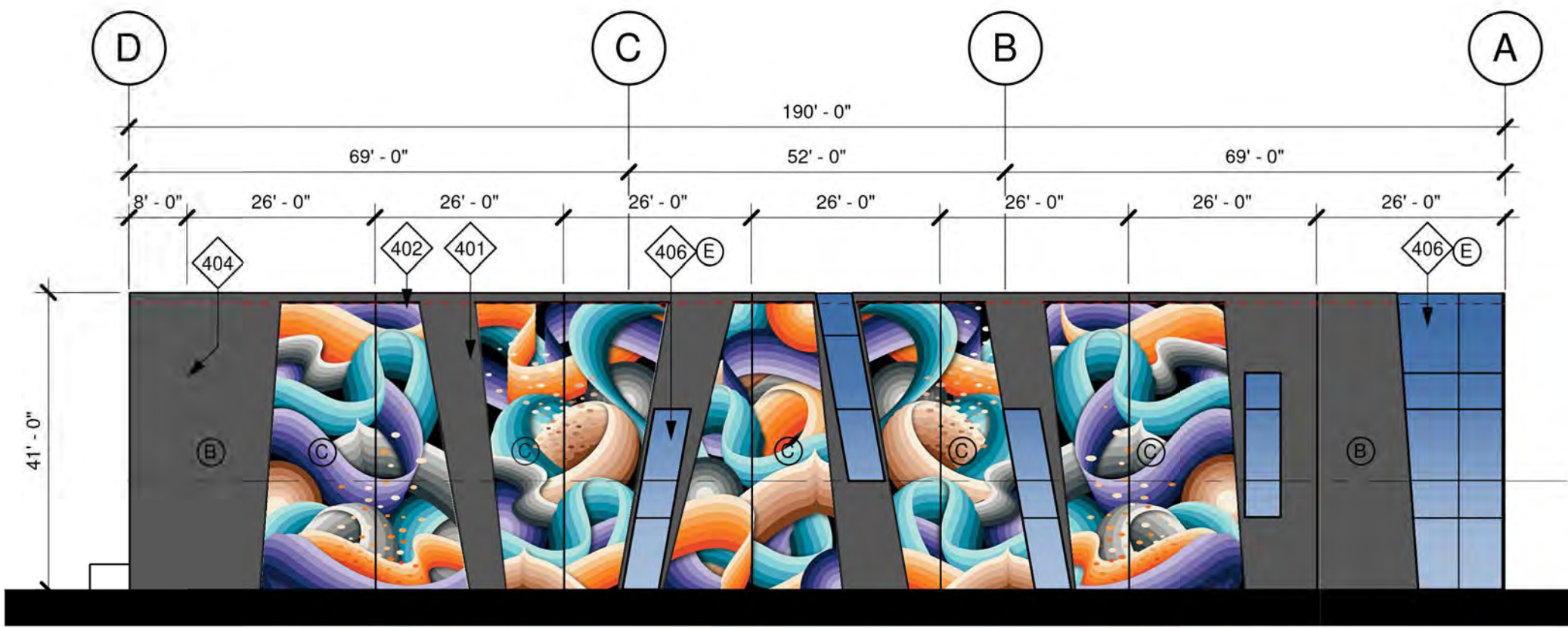
1 GROUND LEVEL FLOOR PLANS BUILDING 1
1" = 20'-0"



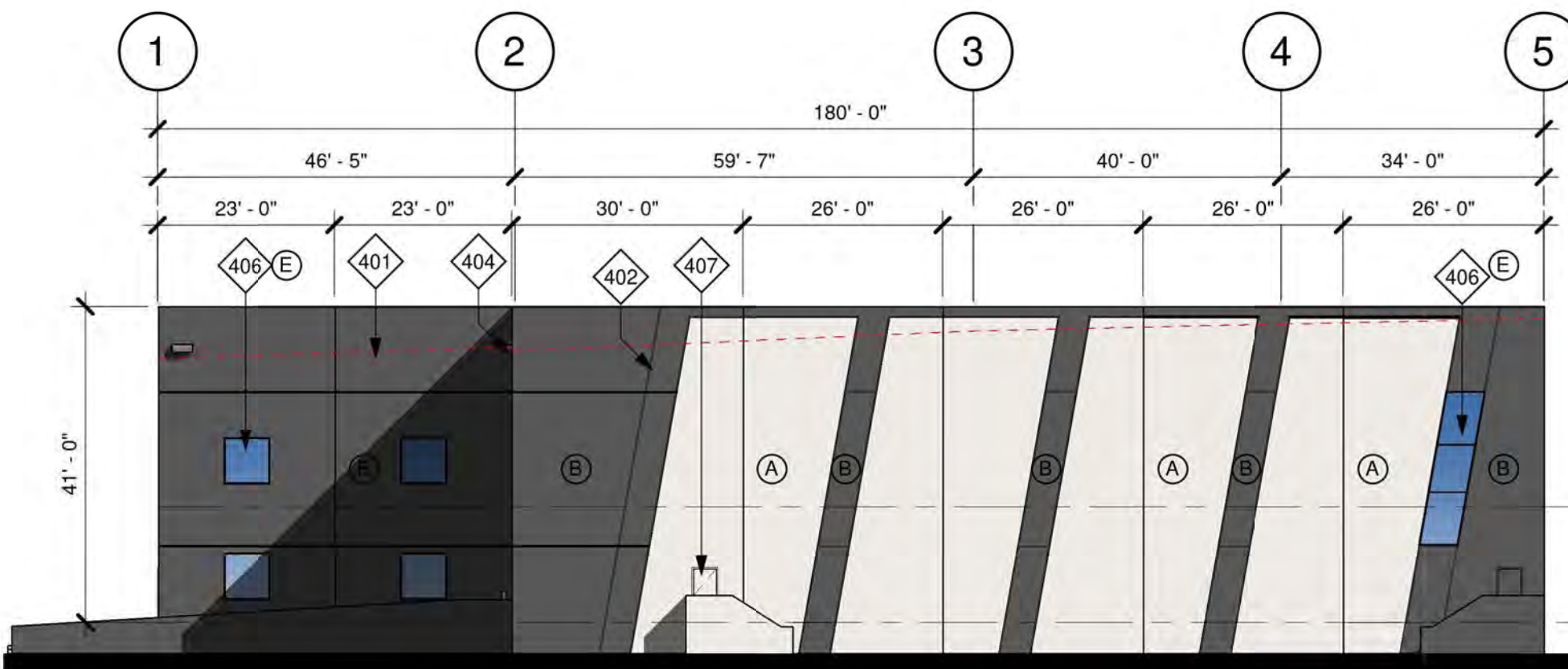
2 TYPICAL DOCK DOOR SPACING PLAN B1
1" = 10'-0"



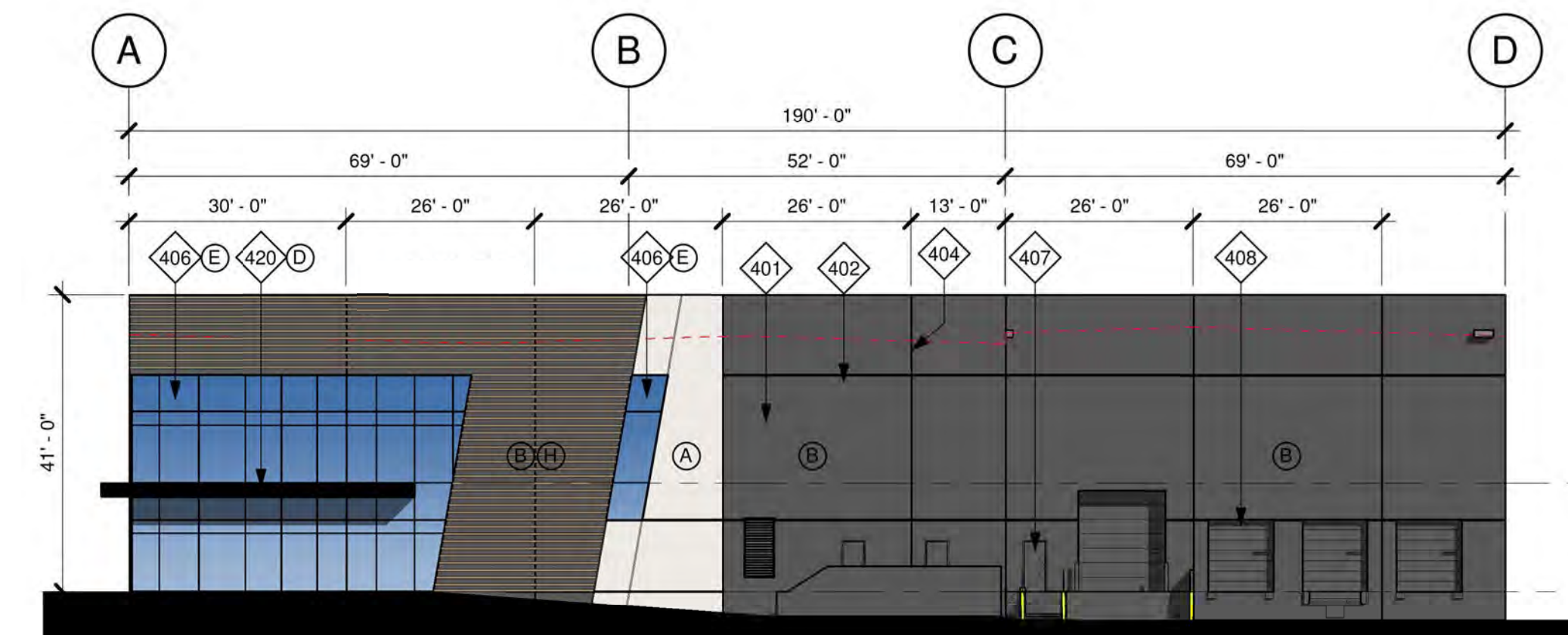
1 PROPOSED NORTH ELEVATION BUILDING 2
1" = 20'-0"



2 PROPOSED EAST ELEVATION BUILDING 2
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION BUILDING 2
1" = 20'-0"



4 PROPOSED WEST ELEVATION BUILDING 2
1" = 20'-0"

KEYNOTES

- 162 ACCESSIBLE BUILDING ENTRANCE.
- 401 PAINTED CONCRETE TILT-UP WALL PANEL.
- 402 WALL REVEAL.
- 404 PANEL JOINT.
- 406 ALUMINUM FRAMED STOREFRONT SYSTEM.
- 407 PAINTED HOLLOW METAL PEDESTRIAN DOOR.
- 408 STEEL SECTIONAL OVERHEAD DOOR.
- 420 DECORATIVE PAINTED OPEN BROW w/ HSS 4x8 BEAMS

GLAZING LEGEND & NOTES

- STOREFRONT FRAMING:**
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM. U.O.N @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.
- VISION SYSTEM GLAZING:**
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS.
- SPANDREL SYSTEM GLAZING:**
FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOL. BACK PAINTING OF GLASS NOT REQUIRED.

- NOTES:**
1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
 2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:
A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS
B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.
C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.
D. SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS. PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.
E. SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL. PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

- A EXTERIOR PAINT
COLOR: SW 7004 SNOWBOUND
- B EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN
- C EXTERIOR MURAL
TBD. SPECIAL COATING MAY BE REQUIRED.
- D ACM PANEL COLOR:
BLACK ANODIZED ALUMINUM
- E EXTERIOR STOREFRONT FRAMING COLOR:
BLACK ANODIZED ALUMINUM
- F EXTERIOR GLASS COLOR FOR SINGLE
GLAZING & EXTERIOR LAYER OF INSULATED
GLASS: VISTACOL PACTICA.
- G EXTERIOR GLASS COLOR FOR THE INNER
LAYER OF INSULATED GLASS: CLEAR GLASS
- H WOOD SLATS

- NOTES:**
1. PAINT MAIN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
 2. U.O.N, EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
 3. POWER WASH EXTERIOR CONCRETE WALLS. PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
 4. PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
 5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CALKED PER DETAIL 1/ADA.1.
 6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE ADJACENT WALL.
 7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW. PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

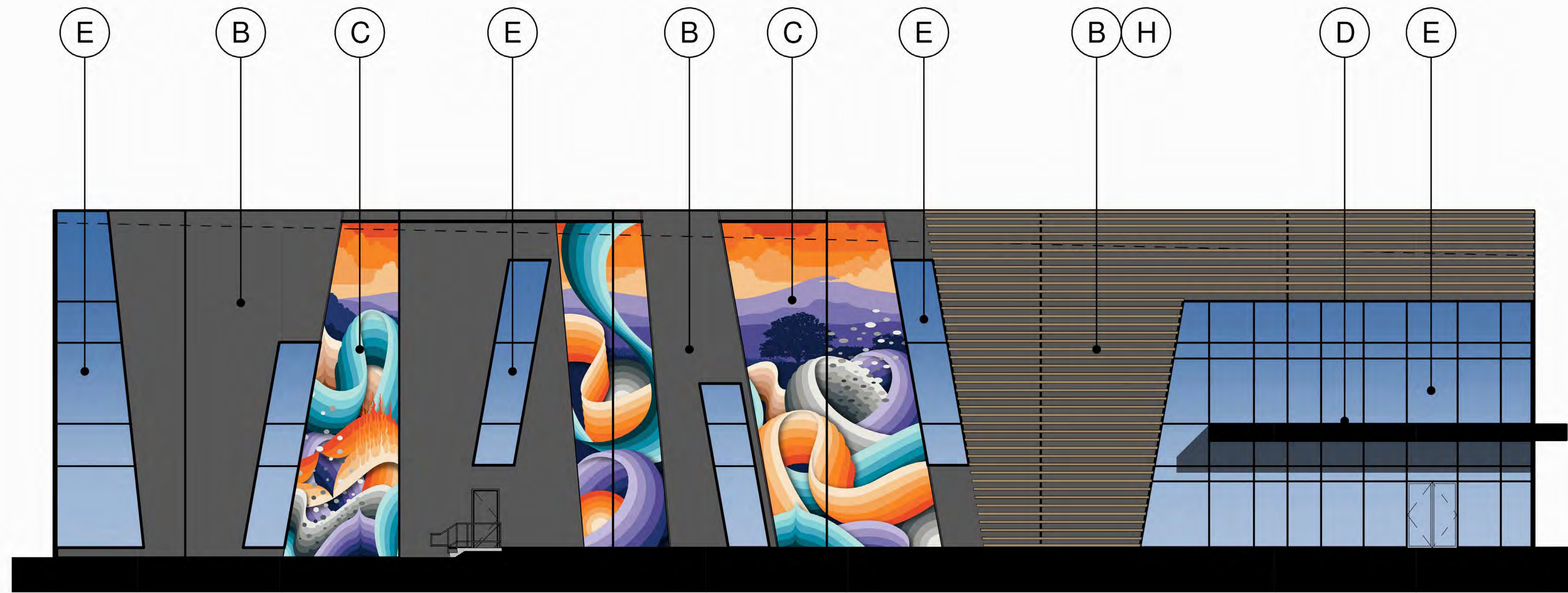





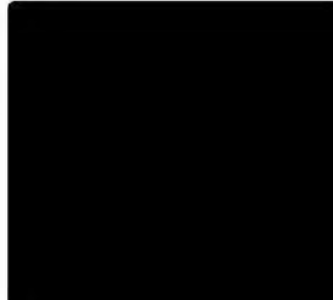


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ARCHITECTURE + DESIGN

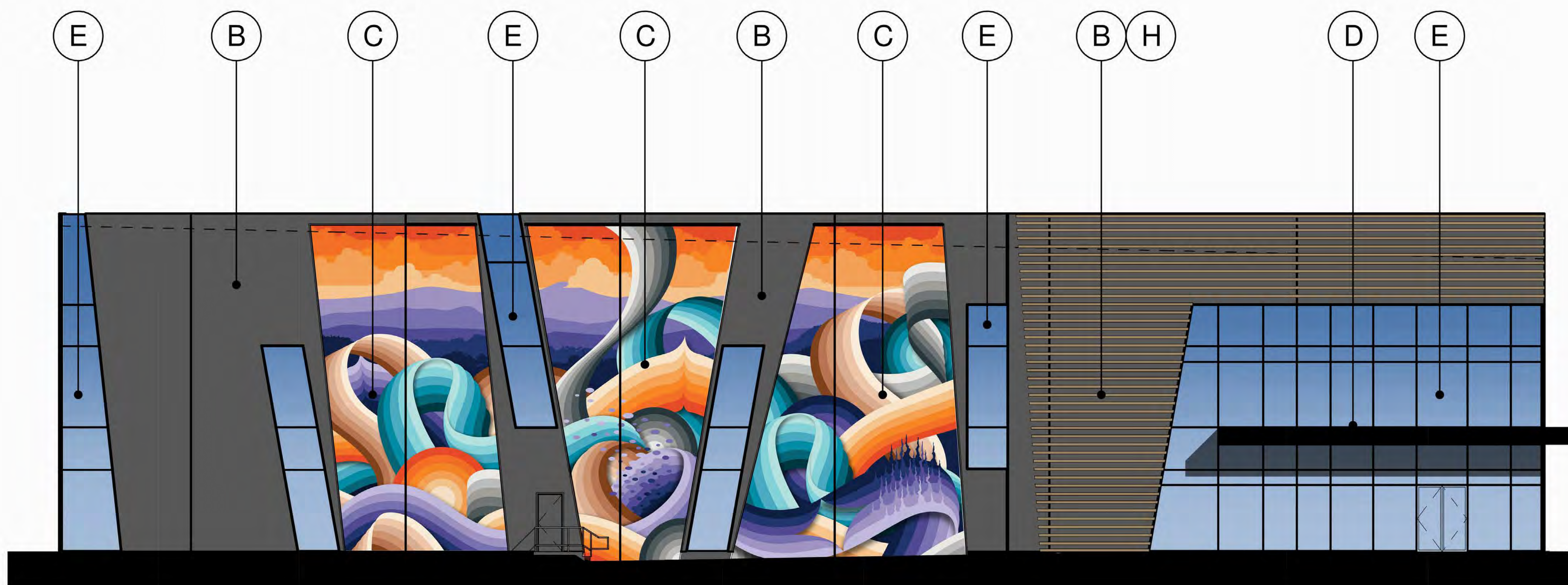
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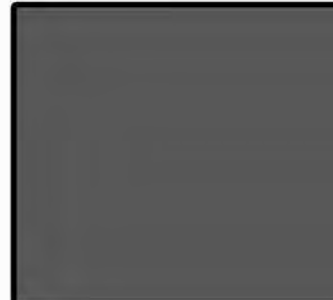




EXTERIOR
ELEVATIONS
BUILDING 2

A4_2



-  A. EXTERIOR PAINT
SW 7004
SNOWBOUND
-  B. EXTERIOR PAINT
SW 7674
PEPPERCORN
-  C. EXTERIOR MURAL
TBD. SPECIAL COATING
MAY REQUIRED
-  D. AMC PANEL
BLACK ANODIZED ALUMINUM
-  E. STOREFRONT
F. MEDIUM PERFORMANCE
G. BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION
-  H. Resysta Wood Slats



-  A. EXTERIOR PAINT
SW 7004
SNOWBOUND
-  B. EXTERIOR PAINT
SW 7674
PEPPERCORN
-  C. EXTERIOR MURAL
TBD. SPECIAL COATING
MAY REQUIRED
-  D. AMC PANEL
BLACK ANODIZED ALUMINUM
-  E. STOREFRONT
F. MEDIUM PERFORMANCE
G. BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION
-  H. Resysta Wood Slats



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01.11.2023

MATERIAL BOARD



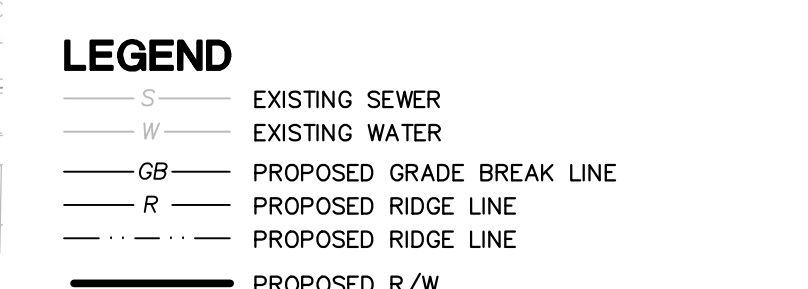
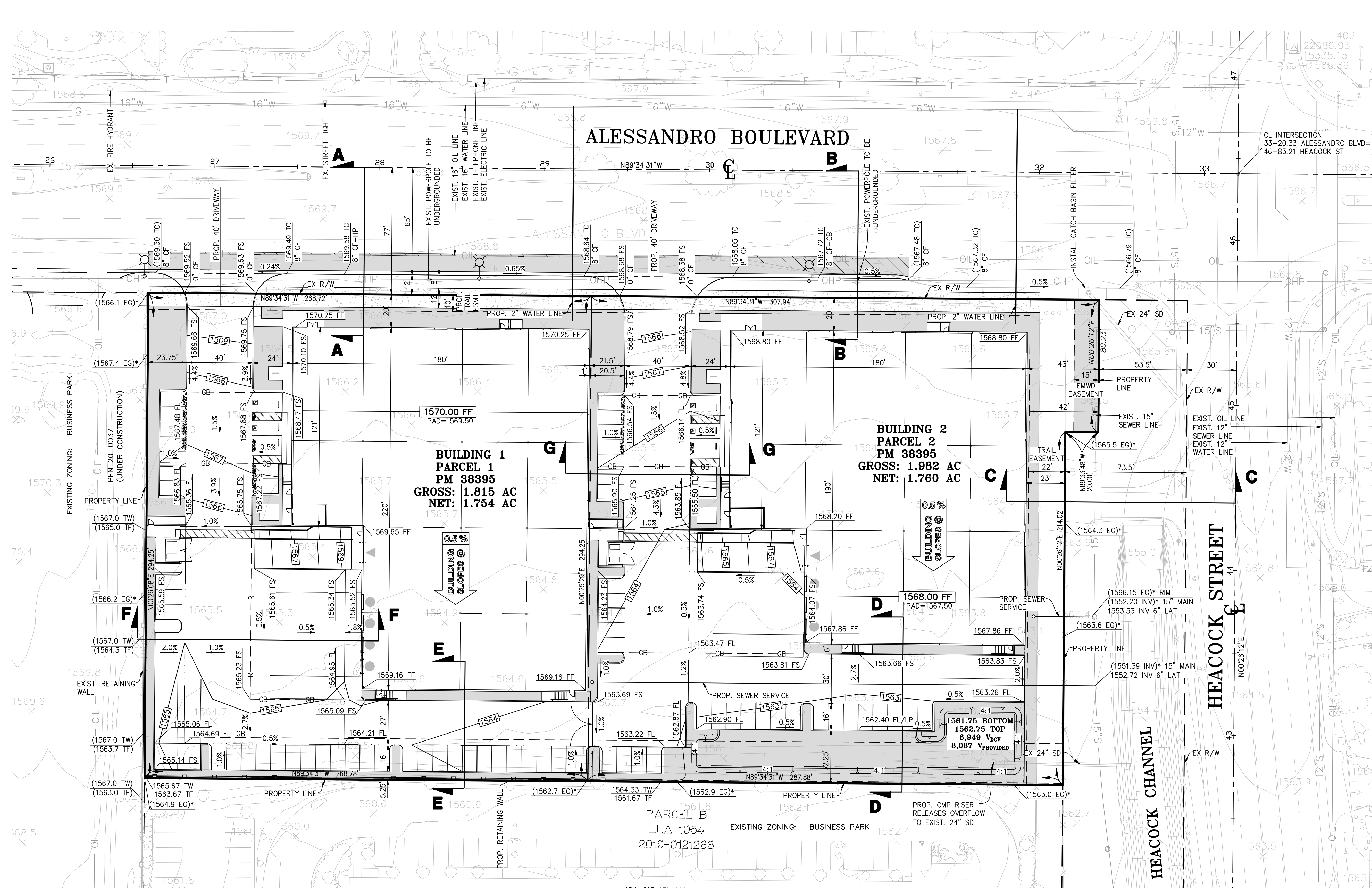
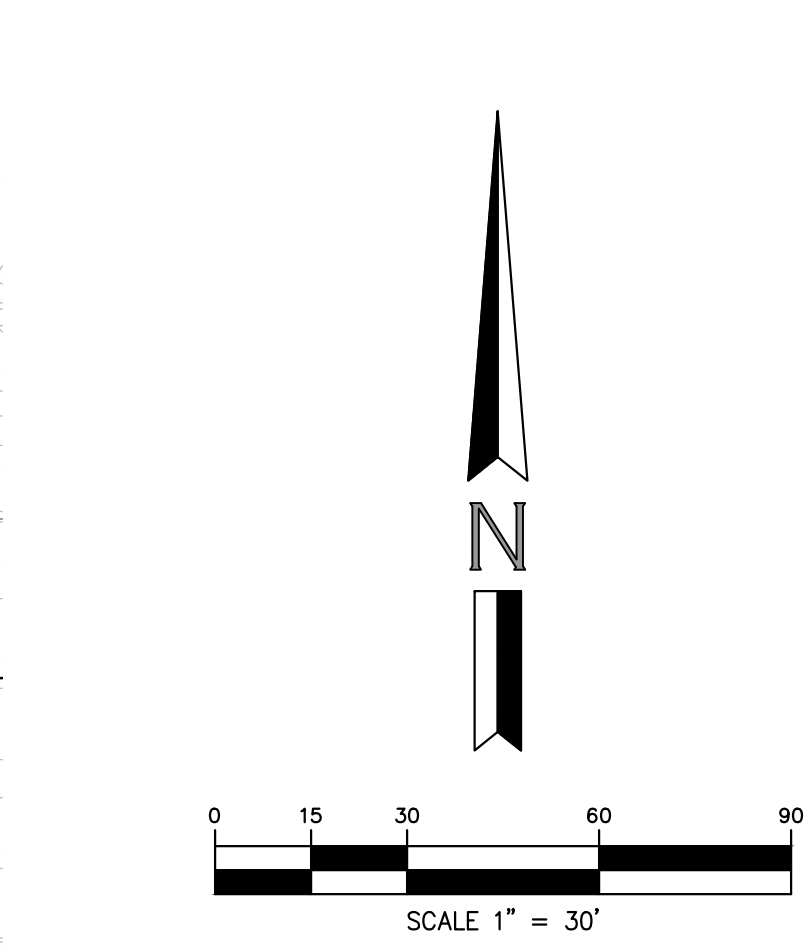
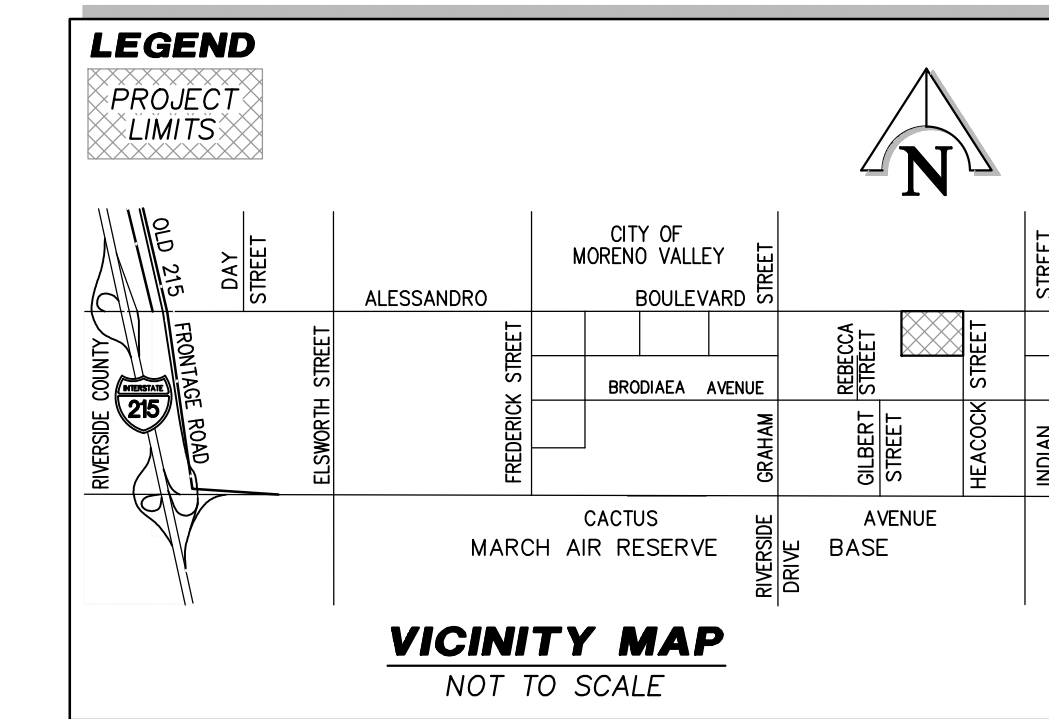
RENDERING BUILDING 2



HERDMAN
ARCHITECTURE + DESIGN

A20-2195
01.11.2023

RENDERING
BUILDING 2



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A" OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 1054/CERTIFICATE OF COMPLIANCE, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1, BLOCK 241, MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 1 WITH A LINE PARALLEL WITH AND DISTANT 371.25 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF ALESSANDRO AVENUE, NOW ALESSANDRO BOULEVARD AS SHOWN ON SAID MAP; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°33'59" EAST, 556.64 FEET TO THE BOUNDARY OF THE LAND DESCRIBED IN GRANT DEED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED JANUARY 3, 1995 AS INSTRUMENT NO. 1006 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND DESCRIBED IN GRANT DEED THE FOLLOWING THREE COURSES:

- 1) NORTH 00°26'52" EAST, 214.09 FEET;
- 2) SOUTH 89°33'08" EAST, 20.00 FEET AND
- 3) NORTH 00°26'52" EAST, 80.16 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN GRANT DEEDS TO THE COUNTY OF RIVERSIDE, RECORDED MAY 2, 1972 AS INSTRUMENT NO. 56639 AND INSTRUMENT NO. 56640, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°33'59" WEST, 576.65 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE OF LOT 1, SOUTH 00°26'44" WEST, 294.25 FEET TO THE POINT.

GENERAL NOTES

1. SITE ADDRESS: VACANT LAND, MORENO VALLEY, CALIFORNIA (AS LISTED IN THE PRELIMINARY TITLE REPORT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY)
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06065C0761G, EFFECTIVE DATE AUGUST 28, 2008.
3. THE PROPERTY DESCRIBED AND SHOWN HEREON CONTAINS 3.80 GROSS ACRES AND 3.14 NET ACRES.
4. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRODIAEA AVENUE BEING NORTH 89°34'31" WEST ON PARCEL MAP NO. 32326, P.M.B. 218/34-42.
5. ASSESSOR'S PARCEL NO. = 297-170-090 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY).
6. AERIAL PHOTOGRAPHY WAS COMPILED BY DIGITAL MAPPING, INC., DATED AUGUST 17, 2021 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.

OWNER/DEVELOPER
PATRIOT DEVELOPMENT PARTNERS
12126 W.SUNSET BLVD.
LOS ANGELES, CA 90049
PHONE: 858-952-4134
EMAIL: KEVIN@PATRIOTDEVELOPMENTPARTNERS.COM
CONTACT: KEVIN RICE

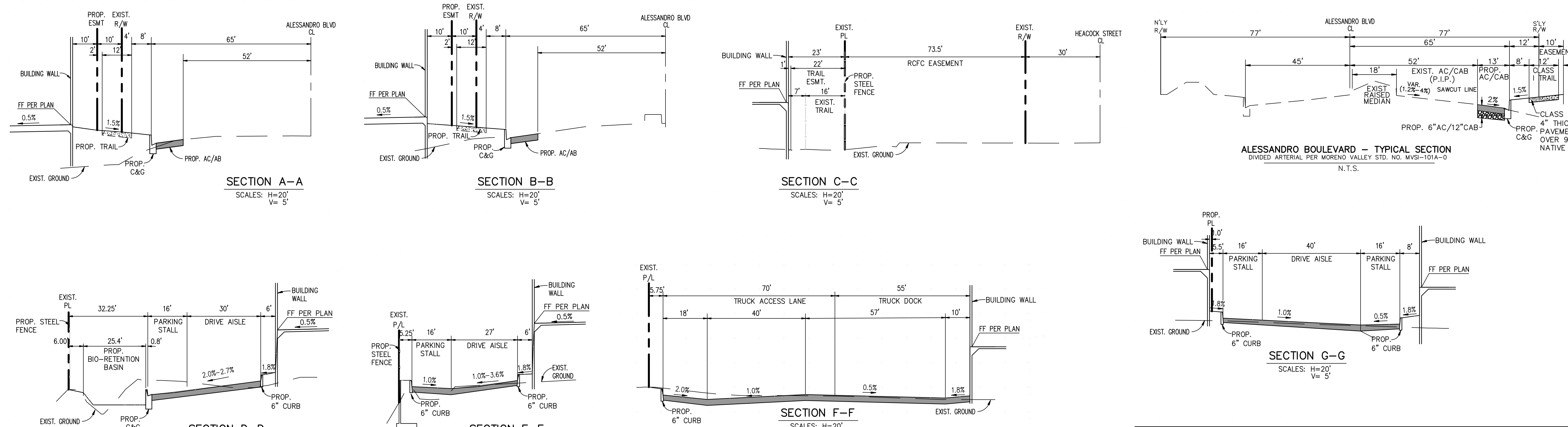
ENGINEER
HUITT-ZOLLARS
3990 CONCOURSE, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 941-7799
EMAIL: JMUROAD@HUITT-ZOLLARS.COM
CONTACT: JOHNNY MURAD

EARTHWORK VOLUMES

RAW VOLUMES:	CUT (CY):	FILL (CY):
OVEREXCAVATION:	672	11,335
SUBTOTAL:	13,754	13,754
13% SHRINKAGE:	-1,875	-
0.2' SUBSIDENCE:	-	1,225
SUBTOTAL:	12,551	26,314
	SHORTAGE (IMPORT)	13,783 CY

NOTE: EARTHWORK ESTIMATE IS BASED ON CONCEPTUAL DESIGN ONLY AND TAKES INTO ACCOUNT PRELIMINARY SOILS PARAMETERS PROVIDED BY THE SOILS ENGINEER. ADJUSTMENTS MAY BE REQUIRED BASED ON FINAL DESIGN OF SITE PAVING THICKNESS. ADDITIONAL ADJUSTMENTS MAY BE REQUIRED BASED ON SITE SOIL CHARACTERISTICS EXPERIENCED DURING CONSTRUCTION.

*NOTE:
ELEVATIONS TO BE VERIFIED BY CONTRACTOR BEFORE CONSTRUCTION.



PRELIMINARY GRADING & UTILITY PLAN

FOR
PATRIOT - ALESSANDRO INDUSTRIAL
ALESSANDRO BOULEVARD AND HEACOCK STREET
CITY OF MORENO VALLEY

HUITT-ZOLLARS
HUITT-ZOLLARS, INC.
3990 CONCOURSE, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY: D.W.
DRAWN BY: H-Z STAFF
CHECKED BY: J.M.
FIELD BOOK: #314290.01

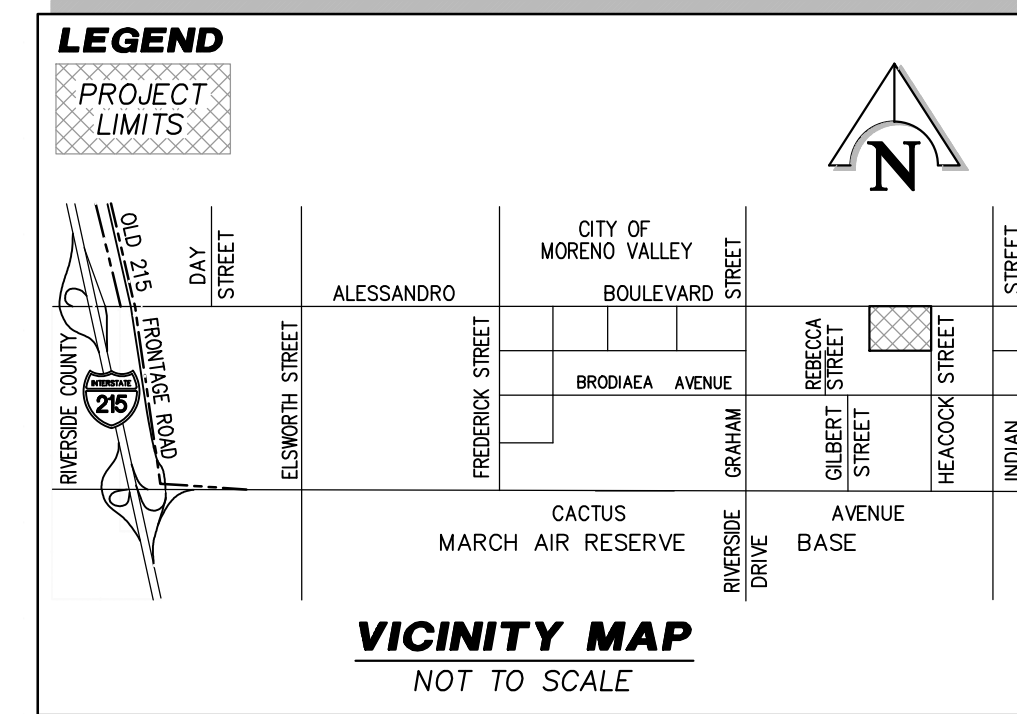
SHEET 1 OF 1 SHEETS

TENTATIVE PARCEL MAP NO. 38395

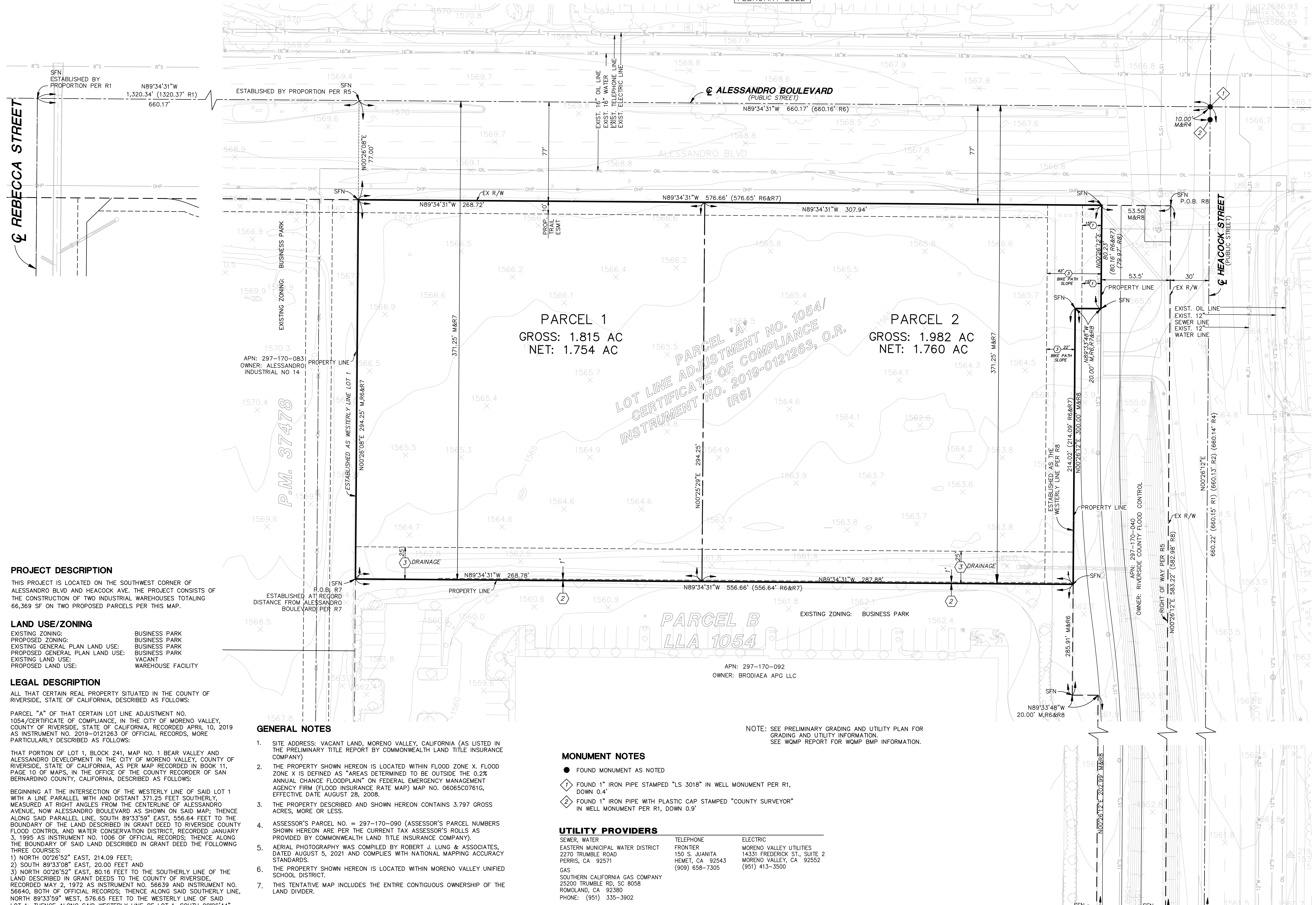
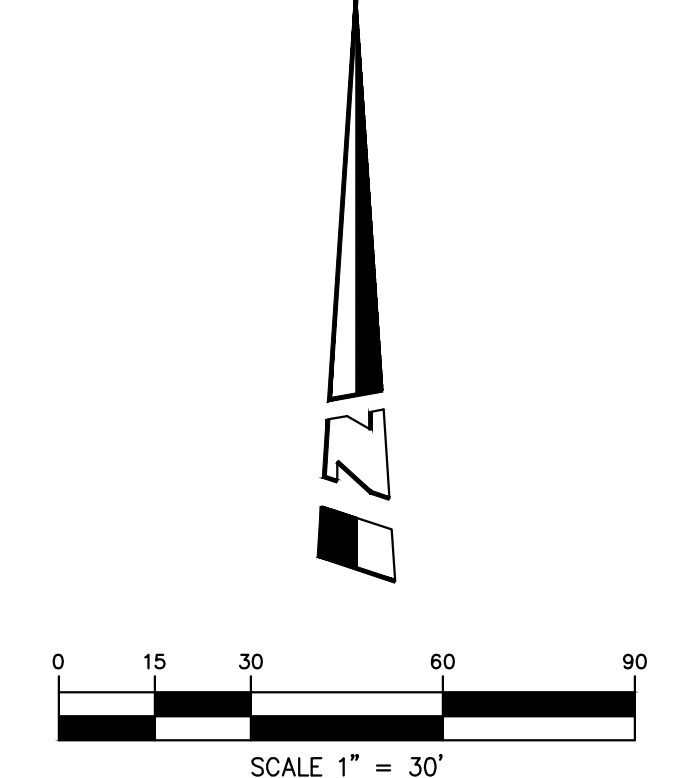
IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

HUITT-ZOLLARS

FEBRUARY 2022



VICINITY MAP
NOT TO SCALE



PROJECT DESCRIPTION

THIS PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF ALESSANDRO BLVD AND HEACOCK AVE. THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO INDUSTRIAL WAREHOUSES TOTALING 66,369 SF ON TWO PROPOSED PARCELS PER THIS MAP.

LAND USE/ZONING

EXISTING ZONING: BUSINESS PARK
 PROPOSED ZONING: BUSINESS PARK
 EXISTING GENERAL PLAN LAND USE: BUSINESS PARK
 PROPOSED GENERAL PLAN LAND USE: BUSINESS PARK
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: WAREHOUSE FACILITY

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A" OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 1054/CERTIFICATE OF COMPLIANCE, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

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 1) NORTH 00°26'52" EAST, 214.09 FEET;
 2) SOUTH 89°33'08" EAST, 20.00 FEET AND
 3) NORTH 00°26'52" EAST, 80.16 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN GRANT DEEDS TO THE COUNTY OF RIVERSIDE, RECORDED MAY 2, 1972 AS INSTRUMENT NO. 56639 AND INSTRUMENT NO. 56640, BOTH OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°33'59" WEST, 576.65 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE OF LOT 1, SOUTH 00°26'44" WEST, 294.25 FEET TO THE POINT.

APN: 297-170-090

B.M. NO. M-61-69 ELEV. 1569.963
 LOCATION:
 AT THE NORTHWEST CORNER OF FREDERICK STREET AND ALESSANDRO BLVD, 175 FEET WEST OF FREDERICK STREET, 48 FEET NORTH OF ALESSANDRO BLVD, 4 FEET SOUTHWEST OF A GAS STATION LIGHT STANCHION AT THE SOUTH END AND INSIDE OF A 4 INCH HIGH CONCRETE PLANTER SET A BRASS DISK MARKED M-61-69 IN THE TOP OF A CONCRETE POST "NO MARKER POST SET"

BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRODIAEA AVENUE BEING NORTH 89°34'31" WEST ON PARCEL MAP NO. 32326, P.M.B. 218/34-42.

GENERAL NOTES

- SITE ADDRESS: VACANT LAND, MORENO VALLEY, CALIFORNIA (AS LISTED IN THE PRELIMINARY TITLE REPORT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY)
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06065C0761G, EFFECTIVE DATE AUGUST 28, 2008.
- THE PROPERTY DESCRIBED AND SHOWN HEREON CONTAINS 3.797 GROSS ACRES, MORE OR LESS.
- ASSESSOR'S PARCEL NO. = 297-170-090 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY).
- AERIAL PHOTOGRAPHY WAS COMPILED BY ROBERT J. LUNG & ASSOCIATES, DATED AUGUST 5, 2021 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN MORENO VALLEY UNIFIED SCHOOL DISTRICT.
- THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

REFERENCES

- (R1) PARCEL MAP NO. 32326, P.M.B. 218/34-42
- (R2) PARCEL MAP NO. 5667, P.M.B. 11/60
- (R3) PARCEL MAP 10174, P.M.B. 90/82
- (R4) RECORD OF SURVEY, 73/95-99 OF RECORDS OF SURVEY
- (R5) MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. BOOK 11, PAGE 10 OF MAPS
- (R6) LOT LINE ADJUSTMENT NO. 1054/ CERTIFICATE OF COMPLIANCE, RECORDED APRIL 10, 2019 AS INSTRUMENT NO. 2019-0121263, O.R.
- (R7) LEGAL DESCRIPTION PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT NO. 09198763, DATED JULY 6, 2021.
- (R8) GRANT DEED, RECORDED JANUARY 3, 1995 AS INSTRUMENT NO. 1006, O.R.

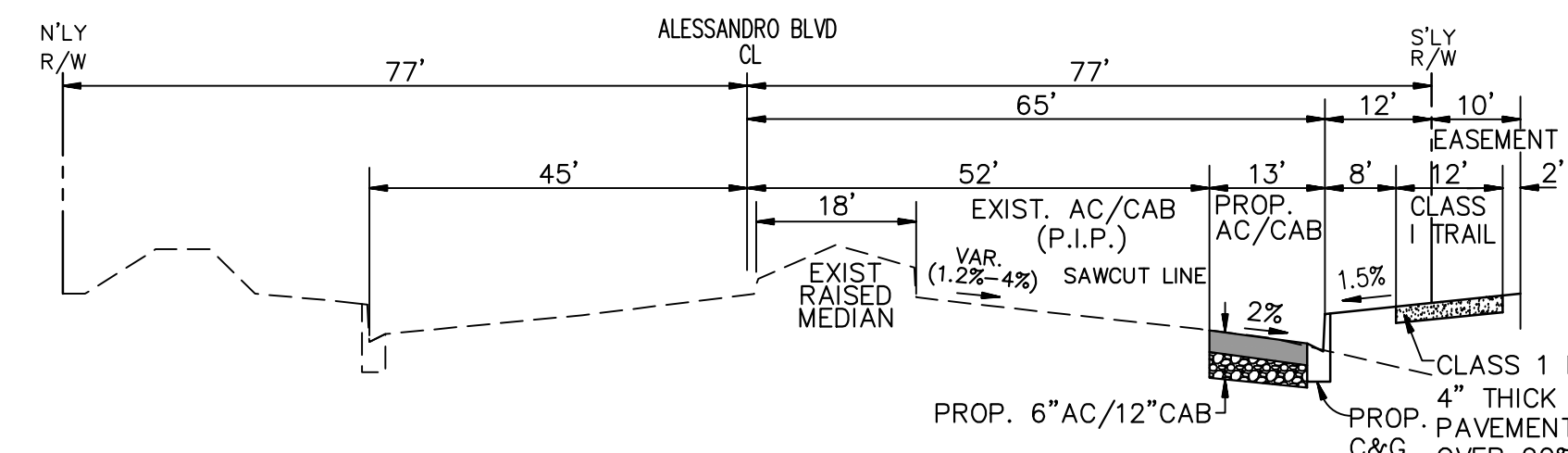
MONUMENT NOTES

- FOUND MONUMENT AS NOTED
- ◇ FOUND 1" IRON PIPE STAMPED "LS 3018" IN WELL MONUMENT PER R1, DOWN 0.4'
- ◇ FOUND 1" IRON PIPE WITH PLASTIC CAP STAMPED "COUNTY SURVEYOR" IN WELL MONUMENT PER R1, DOWN 0.9'

UTILITY PROVIDERS

SEWER, WATER	TELEPHONE	ELECTRIC
EASTERN MUNICIPAL WATER DISTRICT 2270 TRUMBLE ROAD PERRIS, CA 92571	FRONTIER 150 S. JUANITA HEMET, CA 92543 (909) 658-7305	MORENO VALLEY UTILITIES 14331 FREDERICK ST., SUITE 2 MORENO VALLEY, CA 92552 (951) 413-3500
GAS SOUTHERN CALIFORNIA GAS COMPANY 25200 TRUMBLE RD, SC 8058 ROMOLAND, CA 92380 PHONE: (951) 335-3902		

NOTE: SEE PRELIMINARY GRADING AND UTILITY PLAN FOR GRADING AND UTILITY INFORMATION.
 SEE WQMP REPORT FOR WQMP BMP INFORMATION.



ALESSANDRO BOULEVARD - TYPICAL SECTION
 DIVIDED ARTERIAL PER MORENO VALLEY STD. NO. MVSI-101A-0
 N.T.S.

EXISTING EASEMENTS

- AN EASEMENT FOR SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED AUGUST 14, 1989 AS INSTRUMENT NO. 273522, OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING NON-BUILDABLE EASEMENT AND PUBLIC WAY FOR OPEN SPACE" RECORDED AUGUST 27, 2019 AS INSTRUMENT NO. 2019-0330373, OFFICIAL RECORDS (CONTAINS A NON-BUILDABLE EASEMENT IN FAVOR OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1054/CERTIFICATE OF COMPLIANCE).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING TEMPORARY GRADING, CONSTRUCTION AND DRAINAGE EASEMENT" RECORDED AUGUST 27, 2019 AS INSTRUMENT NO. 2019-0330373, OFFICIAL RECORDS (CONTAINS TEMPORARY EASEMENTS FOR DRAINAGE SYSTEM PURPOSES AND TO CONSTRUCT A BIKE PATH TRAIL AND NECESSARY SLOPE PURPOSES IN FAVOR OF PARCEL B OF LOT LINE ADJUSTMENT NO. 1054/CERTIFICATE OF COMPLIANCE, EASEMENTS SHALL REMAIN FOR THE DURATION UNTIL THE SUBJECT LAND IS DEVELOPED).

OWNER/DEVELOPER

PATRIOT DEVELOPMENT PARTNERS
 12126 W. SUNSET BLVD.
 LOS ANGELES, CA 90049
 PHONE: 858-952-4134
 EMAIL: KEVIN@PATRIOTDEVELOPMENTPARTNERS.COM
 CONTACT: KEVIN RICE

ENGINEER

HUITT-ZOLLARS
 3990 CONCORDS, SUITE 330
 ONTARIO, CALIFORNIA 91764
 PHONE: (909) 941-7799
 EMAIL: JMURAD@HUITT-ZOLLARS.COM
 CONTACT: JOHNNY MURAD

TENTATIVE PARCEL MAP 38395
 FOR
PATRIOT - ALESSANDRO INDUSTRIAL
 ALESSANDRO AVENUE AND HEACOCK STREET
 CITY OF MORENO VALLEY

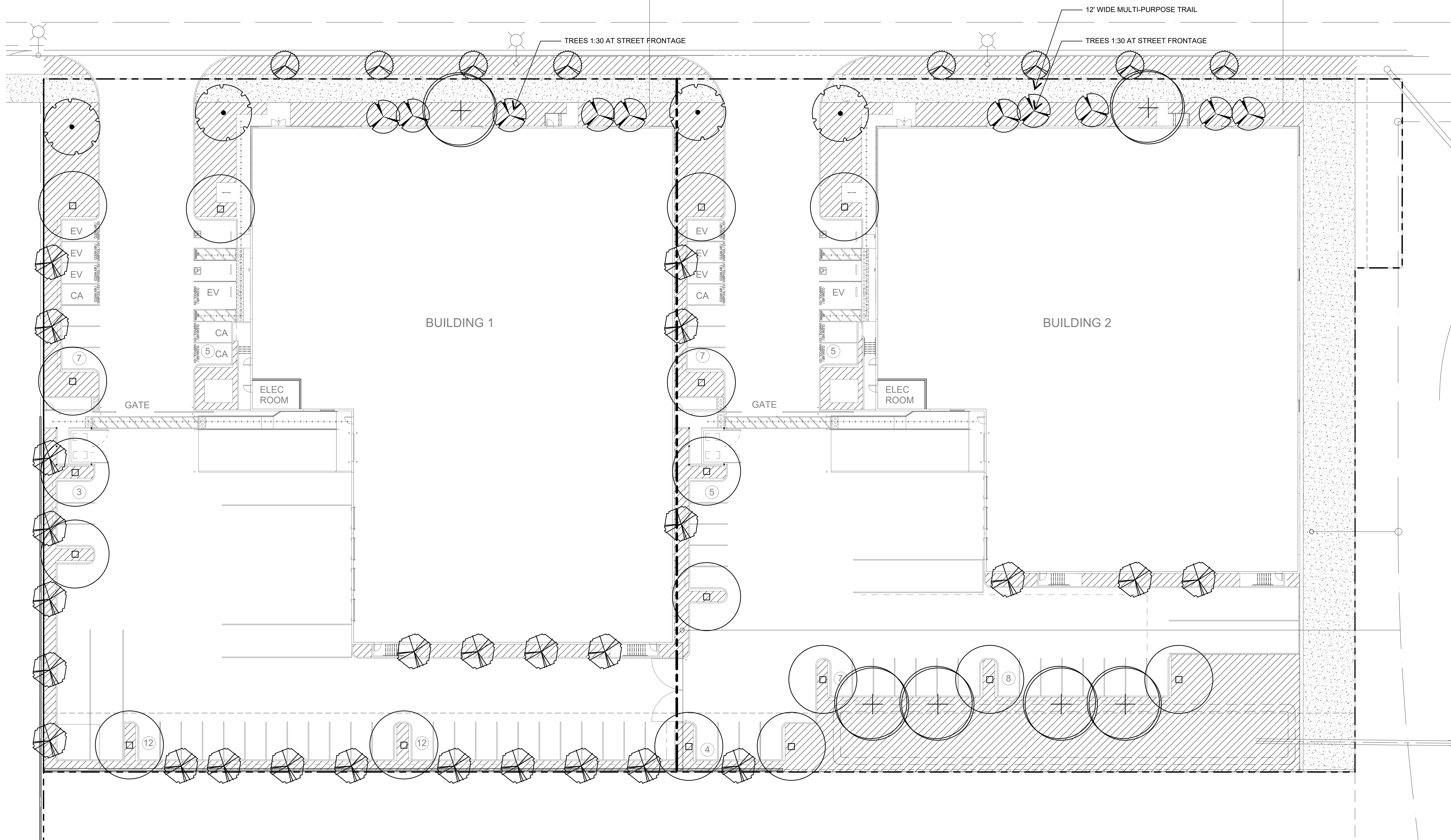
HUITT-ZOLLARS
 HUITT-ZOLLARS, INC.
 3990 CONCORDS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY: D.W. SHEET
 DRAWN BY: H-Z STAFF OF 1
 CHECKED BY: J.M. SHEETS
 FIELD BOOK: R314290.01

DATE PREPARED: JULY 1, 2022

PEN22-0051

ALESSANDRO BLVD

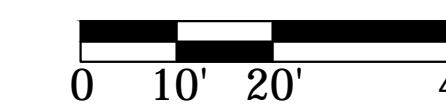
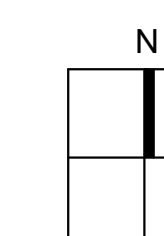


SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Lagerstroemia l 'Muskogee' Crape Myrtle	24" Box	0	M	Standard street trees 40' oc
	Magnolia o 'Little Gem' Magnolia	24" Box	10	M	Standard
	Olea europaea Olive	48" Box	4	L	Multi
	Pistacia chinensis Chinese Pistache	24" Box	6	L	Standard
	Rhus lancea African Sumac	24" Box	17	L	Standard
	Tristania conferta Brisbane Box	15 Gal	26	M	Standard

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Acca sellowiana Pineapple Gauva	5 Gal	0	M	3' OC from hardscape
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	0	M	3' OC from hardscape
	Dianella tasmanica Dianella	5 Gal	0	M	2' from hardscape
	Dietes bicolor Fortnight Lily	5 Gal	0	M	2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal	0	M	2' from hardscape
	Muhlenbergia capillaris Pink Muhly	5 Gal	0	M	3' OC from hardscape
	Muhlenbergia rigens Deer Grass	5 Gal	0	M	2' from hardscape
	Rhaphiolepis l. 'Clara' Indian Hawthorn	5 Gal	0	M	3' OC from hardscape
	Rhaphiolepis l. 'Springtime' Indian Hawthorn	5 Gal	0	M	3' OC from hardscape
	Salvia greggii Autumn Sage	5 Gal	0	L	2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal	0	L	2' from hardscape
	Westringia fruticosa Coast Rosemary	5 Gal	0	L	3' OC from hardscape
	Westringia f. 'Grey Box' Dwarf Coast Rosemary	5 Gal	0	L	2' from hardscape

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Glow' Blue Glow Agave	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
	Hesperaloe parviflora Red Yucca	5 Gal	0	L	

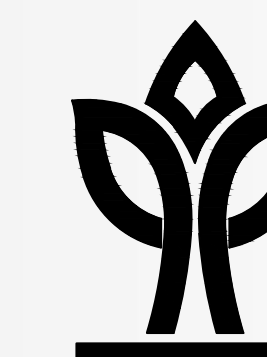
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.	M	
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.	M	
	Rosa 'Flower Carpet'-Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	



Alessandro Blvd and Heacock St.

22-011
02.16.22
07.30.22

Moreno Valley, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

